K 2279

WARRANTY DEED

FROM
Gordon A.Davis and wife
Virginia E. Davis

TO
E. C. Maggart and wife
Ada L.Maggart

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAY 21 1954
at 1:17 o'clock P.M.
Noted in Book 2279 Page 187
Recording Fee $ 2.00
James H. Wilson, Register
By [illegible] D.C.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
Form 103

WARRANTY DEED

For and in Consideration of the sum of ($11,950.00)
Eleven thousand, nine hundred, fifty and 00/100 DOLLARS

Five thousand, five hundred, eighty three and 17/100 ($5583.17) dollars cash in hand paid by E.C.Maggart and wife Ada L.Maggart, receipt of which is hereby acknowledged; for the balance of purchase money, $6366.83, the said E.C.Maggart and wife Ada L.Maggart assume and agree to pay when due sixty three hundred, sixty six and 83/100 ($6366.83) dollars, being the principal unpaid balance of a $7000.00 note dated August 17,1951, with interest as set forth in said note, both principal and interest payable $44.31 monthly, next payment due June 1-1954 final payment August 1,1971, secured by deed of trust executed by John Wonsowicz and wife to R. Bruce Robertson Jr Trustee, of record in Book 2050,page 515 Register's Office for Davidson County,Tennessee to secure the Prudential Insurance of America.

We, Gordon A. Davis and wife Virginia E.Davis

have bargained and sold, and by these presents do transfer and convey unto the said

E.C.Maggart and wife Ada L.Maggart

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of lotsnumbers 51 and 52 on the Map of Bluefields, of record in Book 843,page 34 Register's Office for Davidson County Tennessee and described according to a copy of a survey made by Z.J. Wilkinson, Surveyor, January 17, 1951, as follows;

Beginning at a point on the north margin of Cumberland Circle 32 feet west of the common corner of Lots 51 and 52; thence northwesterly 386.3 feet to a point which is 54 feet southwest of the common corner of Lots 51 and 52; thence northeasterly 35 feet to a point which is 19 feet southwest from the corner of Lots numbers 51 and 52; thence southeasterly 433.3 feet to the north margin of Cumberland Circle, being 68 feet east of the corner of Lots 51 and 52; thence with the margin of said Circle westerly 100 feet to the beginning.

Being the same property conveyed to Gordon A.Davis and wife Virginia E Davis, by deed from John Wonsowicz and wife, of record in Book 2033, page 64 of the Register's Office for Davidson County,Tennessee.

Restrictions in Book 1118, page 329 Register's Office for Davidson County,Tennessee, recorded prior to February 15-1950.

By deed from R.D. Stanford,Jr Trustee to C.C.Cloyd recorded August 7, 1951 in Book 2016, page 308, the restrictions in Book 1140, page 106 were made applicable to the premises.

G 187