K 2397

55106

WARRANTY DEED

FROM

Griffith Edward Meredith et ux

TO

Martha Pearl Dodson

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

Received for record APR 29 1955
9:16 O'CLOCK A M
and recorded in BOOK 2397 Page 151
Fee $ 2.00

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 Seven Thousand Nine Hundred Thirty Seven and 42/100 ($7,937.42) DOLLARS

$625.65 paid in cash by Martha Pearl Dodson, the receipt of which is hereby acknowledged and for part of the remainder the said Martha Pearl Dodson assumes and agrees to pay the balance of $4,871.90, of a note in the original amount of $6,750.00, secured by deed of trust executed by William Jesse Marlin and wife, Ruby J. Marlin, to Miller Kimbrough, Trustee, dated June 3, 1948, filed June 5, 1948, and recorded in book 1617, page 457, Register's Office for Davidson County, Tennessee, and for the remainder the said Martha Pearl Dodson assumes and agrees to pay the balance of $2,438.87, of an original indebtedness of $2,500.00, secured by vendor's lien retained in deed from A. Fred Rice, et al, to Griffith Edward Meredith and wife, of record in book 2284, page 402, Register's Office for said county.

We, Griffith Edward Meredith and wife, Ella Mai Meredith

have bargained and sold, and by these presents do transfer and convey unto the said Martha Pearl Dodson, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 17 on the plan of Tuggle Heights, as of record in book 1130, page 90 Register's Office for said County, described as follows:
Beginning on the westerly margin of Tuggle Avenue, at the corner of lots Nos. 15 and 17; thence with said avenue, southwardly 56 feet to the beginning of a curve; thence around said curve, southwestwardly 31.1 feet to the northerly margin of Tanksley Avenue; thence with said avenue, westwardly 138.07 feet to the corner of lots Nos. 17 and 31; thence with the line between lots Nos. 30 and 31 and lot No. 17, northwardly 105.35 feet to the corner of lots Nos. 15 and 17; thence with the line between said two lots, eastwardly 157.1 feet to the beginning.
Being the same property conveyed to Griffith Edward Meredith and wife, Ella Mai Meredith by installment deed from A. Fred Rice, et al, of record in book 2284 page 402, Register's Office for said County.

This conveyance is made subject to easement for public utilities and conditions of owners certificate, as shown on plan in book 1130, page 90, Register's Office for said County, and 35 foot building setback line as shown on said plan as changed by instrument of record in book 1555, page 624, recorded in book 1556, page 348, Register's Office for said County.

PG 151