K 2397

For and in consideration of the sum of $10.00,
- - - - - TEN AND NO/100 - - - - -
DOLLARS

Cash in hand paid by the grantees herein, receipt of which is hereby acknowledged, and in consideration of the love and affection that I bear for the grantees, and the further consideration that the land hereinafter described is conveyed subject to the remaining unpaid balance of a note executed by the grantor herein, and Richard D. Spotswood and wife, dated May 10, 1945, for the original amount of $5,800.00, payable to Phoenix Mutual Life Insurance Company, with interest, as set forth therein, and secured by deed of trust of record in Book 1164, page 265, Register's Office for Davidson County, Tennessee, I, Pattie Zeh O'Brien, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said John E. Buchanan and wife, Jean McRae Buchanan, their heirs and assigns, a 1/2 undivided interest in and to ~~heirs and assigns~~, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 102 on the Plan of Eastdale Place, as of record in Book 947, pages 29 and 30, Register's Office for said County.

Said Lot 102 fronts 80 feet on the northerly side of Riverwood Drive and runs back between lines, 334.5 feet on the easterly line and 317.5 feet on the westerly line, to a dead line, measuring 81.6 feet thereon.

Being the same property conveyed to Pattie Zeh O'Brien by two deeds, one from Joe D. Vaughn and wife, of record in Book 1320, page 447, and the other from Richard D. Spotswood and wife, of record in Book 1710, page 35, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John E. Buchanan and wife, Jean McRae Buchanan, their heirs and assigns, forever, a 1/2 undivided interest in said land, as hereinabove set ~~heirs and assigns, forever~~ forth.

And I do covenant with the said grantees herein, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except as herein set out, and by 1955 taxes.

And I, the grantor herein, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantees herein, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 14th day of April, 19 55.

Pattie Zeh O'Brien

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Pattie Zeh O'Brien, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 14th day of April, 19 55.

My Commission Expires April 23, 1956

Commission expires

Notary Public

WARRANTY DEED

Pattie Zeh O'Brien, a widow

FROM

John E. Buchanan et ux

TO

55716

REGISTER'S OFFICE
PLEASE PUT IN TENN. TITLE CO. ENV

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
MAY 4 1955
11 o'clock A.M.
and recorded in Book 2397 Page 630
Fee $ 2.20
REGISTER

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