K 2439

WARRANTY DEED

FROM

JOHN O. TUTTLE

ET. UX.

TO 62991

CHAS. U. COGGIN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day
of JUL A.D. 1955
at 12:44 o'clock P.M.
Noted in Book 84 Page 119
Recording Fee $2.00
JAMES R. WILSON, Register
By Dpt. Reg.

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

L1

WARRANTY DEED

For and in Consideration of the sum of One thousand, seven hundred, thirty-two and 50/100----------($1,732.50)---------- DOLLARS Paid and to be paid as follows: Fifty and no/100 ($50.00) Dollars, paid in cash or its equivalent, by Chas. U. Coggin, the receipt of which is hereby acknowledged.---
-----And for the residue of $1,682.50, said property is hereby conveyed subject to the unpaid balance of a principal note in the sum of $1,672.20, as of May 9th,1955, with six (6%) percent interest thereon, to date hereof aggregating the sum of $10.30, or a total of $1,682.50, and being secured by lien retained in deed recorded in Book 2290, Page 438, R.O.D.C., Tennessee.----------
-----And for a further consideration the property hereinbefore described is hereby conveyed subject to all unpaid taxes.----------

-----We, JohnO. Tuttle, and wife Maxine T. Tuttle---------- have bargained and sold, and by these presents do transfer and convey unto the said ----------Chas. U. Coggin---------- ----------his---------- heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: ----------

-----Being tract or Lot No. 17 on a preliminary plat of Nawakwa Hills Annex, Section No. 2, a subdivision of part of the L. J. Gee Estate in the Eleventh (11th) Civil District of said County, according to a survey and plat made by Harvey Gee, a surveyor of Nashville, Tennessee, April 3rd, 1946, and filed with the Davidson County Planning Commission January 15th, 1949, and designated by said Planning Commission as Subdivision No. 49-4, to which plat reference is here made.----------

-----Said tract or Lot No. 17 beginning on the northerly margin of Tacoma Trail, 450 feet east of the southeast corner of the property conveyed to Chas. U. Coggin, Trustee, by deed from Homer B. Collins, et. al., of record in Book 1077, Page 473, of the Register's Office for said County, being the corner of Lots Nos. 16 and 17, thence with the line between said two lots, northwardly 150 feet to the southwest corner of Lot No. 20; thence with the line between said Lots No. 17 and 20 eastwardly 150 feet to the northwest corner of Lot No. 18; thence with the line between said Lots Nos. 17 and 18, southwardly 150 feet to the northerly margin of Tacoma Trail; thence with same westwardly 150 feet to the beginning.----------

-----Said tract or Lot No. 17 being the same property conveyed to John O. Tuttle and wife Maxine T. Tuttle, by deed recorded in Book 2290, Page 438, R.O.D.C.,Tenn.--

-----The above described land to be conveyed subject to an easement for public utilities, as shown on preliminary plat filed with the Davidson County Planning Commission, January 15, 1949, and designated by the Planning Commission as Subdivision No. 49-4, as referred to in instrument executed by William J. Allen, Trustee, dated December 8, 1950, filed December 8, 1950, and recorded in Book 1913, Page 71, of the Register's Office for Davidson County, Tennessee.----------

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