K 2448

WARRANTY DEED

Attorneys Title Company

For and in Consideration of the sum of ----------$10.00----------

Ten and no/100---------- DOLLARS

cash in hand paid by Arthur Viaches and wife, Sue T. Viaches, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration of the assumption by the said Arthur Viaches and wife, Sue T. Viaches, of the balance of an indebtedness secured by a deed of trust on the hereinafter described real property executed by John Romer and wife, Mary Alyce Romer, to Louis Leftwich, Jr., Trustee, of record in Book 2386, page 117, Register's Office for Davidson County, Tennessee, to secure to Fidelity Federal Savings & Loan Association of Nashville one note dated April 1, 1955, for the principal sum of $10,500.00, payable $69.30 per month, including principal and interest at 5% per annum, which balance is in the amount of $10,265.16, we,

Mary Alyce Romer and husband, John Romer,

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

Arthur Viaches and wife, Sue T. Viaches,

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

Tract I

A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stone at the northwest corner of a tract of land conveyed by Henry V. Carney to Allen T. Carney, and being known as the R. Maddux property; thence south 478.5 feet to a small hickory on top of a ridge, in said Carney or Maddux line; thence south 82° 45' west 239.2 feet to a chestnut oak; thence south 73° 15' west 141.9 feet to a stake; thence south 53° 30' west 288.7 feet to a stake with walnut pointers; thence south 43½° west, crossing Old Hickory Boulevard, 412.5 feet to a stake, with gum pointer, being in Jim Liken's line; thence with his line, north 47° 45' west 541.2 feet to a double chestnut; thence north 1° west 173.2 feet to a black oak, a corner of Liken and Dickerson Heirs' land; thence with Dickerson Heirs' line, and the line of the J. W. Mayberry land, as follows: north 16° 30' west 379.5 feet to a gum, north 31° 45' east, crossing Old Hickory Boulevard, 825 feet to a hickory; thence north 56° 30' east 412.5 feet to a chestnut; thence south 15° east 399.3 feet to a beech; thence south 30° east along a gully, 569.2 feet to a walnut in a ravine; thence with said ravine, east 198 feet to the beginning, containing 31.65 acres, more or less.

Being the same property conveyed to Mary Alyce Romer by deed from J. R. Henderson and wife, Mai McDowell Henderson, of record in Book 2279, page 199, Register's Office for said County.



G 190