K 2453

WARRANTY DEED

FROM

Hubert Ashburn, et.ux.

TO

Chas. U. Coggin, Jr., et.ux.

Lot No. 18, Pawnee Trail

RUSH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of OCT A.D. 1955
at 4:46 o'clock P.M.
Noted in Book 4141 Page 235
Recorded in Book ..... Page .....
Recording Fee $1.00
JAMES P. 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 FOSTER & FOSTER CO., NASHVILLE

For and in Consideration of the sum of One and No/100 ---------- ($1.00)---------- DOLLARS

------Cash in hand paid, by Chas. U. Coggin, Jr. and wife Edith A. Coggin, the receipt of which is hereby acknowledged.----------

------And for a further consideration the property hereafter described is hereby conveyed subject to the unpaid balance of a principal promissory lien note in the sum of One thousand, six hundred and No/100 ($1600.00) Dollars, executed by the undersigned Hubert Ashburn and wife Marie E. Ashburn, March 1st, 1952, payable to the order of Chas. U. Coggin, Trustee, in one hundred and eighty (180) equal monthly installments in the sum of Thirteen and 51/100 ($13.51) Dollars, each, which includes principal and six (6%) percent interest, per annum, and being secured by lien retained in an installment deed of record in Book 2042, Page 6, of the Register's Office for Davidson County, Tennessee. The first twelve (12) monthly installments having been paid, leaving an unpaid balance of the principal note, in the sum of One thousand, five hundred, thirty one, and 97/100 ($1531.97) Dollars, as of March 1st, 1953.----------

------And, for a further consideration the property hereinafter described is hereby conveyed subject to any and all unpaid taxes, if there be any.----------

------We, Hubert Ashburn, and wife Marie E. Ashburn----------have bargained and sold, and by these presents do transfer and convey unto the said ----------Chas. U. Coggin, Jr., and wife Edith A. Coggin------ ---------- their----------heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

------Located and being in the Eleventh (11th) Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:----------

------Being Lot No. 18 on the map of Nawakwa Hills, as of record in Book 843, Pages 36 and 37 of the Register's Office for Davidson County, Tennessee.

------Said Lot No. 18 fronts 100 feet on the northeasterly margin of Pawnee Trail and extends back 329 feet, more or less, on the northerly line and 288 feet, more or less, on the southerly line to a dead line, and shows 155 feet on said dead line.

------Said Lot No. 18 being the same property conveyed to the undersigned Hubert Ashburn, and wife Marie E. Ashburn, by Chas. U. Coggin, Trustee, et.al., as of record in Book 2042, Page 6, of the Register's Office for Davidson County, Tennessee.----------

------The property hereinbefore described is hereby conveyed subject to the restrictive covenant contained in deed of trust of record in Book 860, Page 296, of the Register's Office for Davidson County, Tennessee.

------The property hereinbefore described is also hereby conveyed subject to a certain modified restriction as of record in Book 1108, Page 388, of the Register's Office for Davidson County, Tennessee, the latter having expired.----------

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