K 2495

TURRENTINE REALTY CO.

WARRANTY DEED

FROM 89656

ROLAND L. DUNCAN AND WIFE,

LULA C. DUNCAN

TO

WILLIE TOMLIN, JR. AND WIFE,

RAMONA U. TOMLIN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9
of 8:40 A.M. MAR 1956
o'clock
noted in Book 1S Page 69
recorded in Book Page
recording Fee $2.00
JAMES P. WILSON, Register
By Anna Ly
Dpt.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

WARRANTY DEED **Attorneys Title Company**

For and in Consideration of the sum of Five ($5.00) DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, subject to loan now on property, the balance being in the amount of $4015.26 secured by deed of trust executed by John Paul Oeser and wife, to C. D. Rippy, Trustee, dated September 14, 1951, filed September 20, 1951, and recorded in Book 2054, page 29, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date for $4750.00 with interest from date at the rate of 4½% per annum, said principal and interest payable in monthly installments of $29.45 commencing on the 1st. day of October, 1951, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of September, 1971.

We, Roland L. Duncan and wife, Lula C. Duncan

have bargained and sold, and by these presents do transfer and convey unto the said Willie Tomlin, Jr. and wife, Ramona U. Tomlin

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

Land in Davidson County, Tennessee, being Lot No. 8 on the Revised Plan of Shelby Village No. One, as of record in Book 1835, page 63, Register's Office for said County, described as follows:

Beginning on the westerly margin of South 15th Street at the northeast corner of Lot No. 7 on said plan; thence with the line between said Lots Nos. 7 and 8 westwardly 160.8 feet to a point in a curve in Village Court; thence around said curve having a radius of 102.70 feet, in a northeasterly direction 20.9 feet to the beginning of another curve; thence around said curve, having a radius of 50 feet, 38.7 feet to the southwest corner of Lot No. 9 on said plan; thence with the line between said Lots Nos. 8 and 9, eastwardly 128.9 feet to the westerly margin of said street; thence with same, southwardly, 50 feet to the beginning.

Said property was conveyed to Roland L. Duncan and wife, Lula C. Duncan, by deed from John Paul Oeser and wife, of record in Book 2279, page 45, said Register's Office.

Subject to restrictions of record in Book 2015, page 639, and thirty foot building setback line from South 15th Street and Village Court.

G 519