K 2591

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For and in consideration of the sum of $ 14,250.00 -

- - - - - - FOURTEEN THOUSAND TWO HUNDRED FIFTY AND NO/100 - - - - - - - DOLLARS

cash in hand paid by Benjamin Richman and wife, Annie Ruth R. Richman, the receipt of which is hereby acknowledged,

we, Glen Nelson, Jr. and wife, Hermoine C. Nelson,

have bargained and sold, and by these presents do transfer and convey unto the said Benjamin Richman and wife, Annie Ruth R. Richman,

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

Being Lots Nos. 49 and 50 on the unrecorded Plan of the R. M. Dudley Subdivision, described according to a copy of a survey made by W. B. Southgate, Surveyor, as follows:

Beginning at a point in the east line of Riverside Boulevard, the common corner of Lots Nos. 50 and 51 on said Plan; thence with the line between said two lots in an easterly direction 183 feet to a point in the westerly margin of an alley; thence with the margin of said alley northwardly 82 feet to a point, the northeast corner of Lot No. 49 in the south line of another alley; thence westwardly along the south line of the last mentioned alley, 190 feet to the easterly margin of Riverside Boulevard; thence with the margin of the same, southwardly 131 feet 6 inches to the point of beginning.

Being the same property conveyed to Glen Nelson, Jr. and wife, Hermoine C. Nelson, by Deed from Edwin R. Davis, unmarried, of record in Book 1157, page 254, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Benjamin Richman and wife, Annie Ruth R. Richman, their heirs and assigns, forever.

And we do covenant with the said Benjamin Richman and wife, Annie Ruth R. Richman, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered, except taxes for 1956 which have been prorated and assumed by the grantees herein.

And we, Glen Nelson, Jr., and wife, Hermoine C. Nelson, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Benjamin Richman and wife, Annie Ruth R. Richman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 1st day of August, 1956.

Glen Nelson, Jr.

Hermoine C. Nelson

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Glendon M. Fisher Jr., a Notary Public in and for said County and State, the within named Glen Nelson, Jr., and wife, Hermoine C. Nelson,

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1956.

Glendon M. Fisher Jr.
Notary Public

My commission expires 11-3-59

WARRANTY DEED

FROM 14103

GLEN NELSON, JR., AND WIFE,

HERMOINE C. NELSON

TO

BENJAMIN RICHMAN AND WIFE,

ANNIE RUTH R. RICHMAN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20
AUG A.D. 1956
2:05 o'clock P. M.
Recorded In Book 2591
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

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