BK 2689



WARRANTY DEED

FROM 45209
C. F. Cantrell, et ux.

TO
S. N. Ericson, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day
of JUL A.D. 1957
at 9:10 o'clock M.
Noted in Book 2689 Page 519
Recorded in Book Page
Recording Fee $2.60
JAMES P. WILSON, Register
By



Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of

Twenty-three Thousand, Five Hundred ($23,500.00) and No/100 - - - - - - - DOLLARS

Eleven Thousand, Seven Hundred Forty-four and 59/100 ($11,744.59) - - - - DOLLARS

Cash in hand paid by S. N. Ericson and wife, Mildred Ericson, receipt of which is hereby acknowledged, and the assumption by the said S. N. Ericson and wife, Mildred Ericson, and their agreement to pay the balance of $11,755.41 of an original indebtedness of $14,500.00 secured by deed of trust executed by C. F. Cantrell and wife, to James B. Turner, Trustee, of record in Book 2216, page 385, Register's Office for Davidson County, Tennessee,

We, C. F. Cantrell and wife, Effie M. Cantrell,

have bargained and sold, and by these presents do transfer and convey unto the said S. N. Ericson and wife, Mildred Ericson, their

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

Land in the 11th Civil District of Davidson County, Tennessee, being the southerly part of Lot No.15 and all of Lot No.16 on the plan of Riverwood Subdivision,as of record in Book 547, page 62, Register's Office for said County,and described according to a survey made by Cantrell, Connell and Greek,Engineers,November 5,1949,as follows: Said part of Lot No. 15 begins at a point in the easterly margin of an unnamed 30-foot Avenue,now Cedarwood Drive,said point being 25 feet,southeasterly from the common corner of Lots Nos. 14 and 15; thence North 77° East 182.5 feet to the low water mark of the Cumberland River; thence southerly, with the low water mark of the Cumberland River, 77.5 feet to the common corner of Lots Nos. 15 and 15; thence with the common boundary between Lots Nos. 15 and 16, South 73° 20' West 134.5 feet to an iron pin in said Cedarwood Drive; thence with the easterly margin of said Cedarwood Drive, North 38° West 100 feet to the point of beginning.
Said Lot No. 16 begins at an iron pin in the easterly margin of an unnamed 30-foot Avenue, now Cedarwood Drive, at the common corner of Lots Nos. 15 and 16 on said plan; thence with the margin of said Drive, South 12° 30' East 108 feet to an iron pin; thence North 73 ° 20' East 128.5 feet to the low water mark of the Cumberland River; thence with the low water mark of the Cumberland River, northerly 110 feet to the common corner of Lots Nos. 15 and 16; thence with the common boundary between Lots Nos. 15 and 16, South 73° 20' West 134.5 feet to the point of beginning.
Being the same real property conveyed to C. F. Cantrell and wife, Effie M. Cantrell, by deed from John W. Dickey and wife, dated March 28, 1953, filed April 15, 1953, of record in Book 2142, page 105, Register's Office for said County.

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