K 2753

No. 1

WARRANTY DEED

FROM

CLAYTON CARUTHERS AND WIFE,

ROSSIE D. CARUTHERS

TO

DOUGLAS McPHERSON AND WIFE,

LAURA MINTON E. McPHERSON

CURRENTINE REALTY CO. 86164

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
of JUN A.D. 1958
at 8:45 o'clock A. M.
Noted in Book 91 Page 517
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McCarley
Dpt. Reg.

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, and the assumption by Douglas McPherson and wife, Laura Minton E. McPherson of the balance of an indebtedness in the amount of $6917.95 secured by a deed of trust, on the property herein conveyed, executed by Clayton Caruthers and wife, Rossie D. Caruthers to Louis Leftwich, Jr., Trustee, of record in Book 2679, page 59, said Register's Office, to secure to Fidelity Federal Savings and Loan Association the payment of one note dated November 22, 1957, in the original principal amount of $7150.00 payable in monthly installments of $60.34 each, including principal and interest at the rate of 5% per annum, plus 1% per annum service fee.

We, Clayton Caruthers and wife, Rossie D. Caruthers have bargained and sold, and by these presents do transfer and convey unto the said Douglas McPherson and wife, Laura Minton E. McPherson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 6th, formerly 9th Civil District of Davidson County, Tennessee, being Tract No. 3 in a partition of a tract of 9.08 acres, described as follows:

Beginning at a post in the southeast corner of Tract No. 2 conveyed to F. L. Eaton; thence running south 88° east 363 feet to the center of Paragon Mills Public Road; thence with the center of said Road, north 26° east 128 feet, north 5° east 100 feet; north 26° west 332 feet to the center of Mill Creek Valley Turnpike; and thence with the same, north 88° west 250 feet, south 88° west along the center of said Turnpike 30 feet, more or less, to the northeast corner of Tract No. 2 conveyed to F. L. Eaton; thence south 2° west along the east line of Tract No. 2, 500 feet, more or less, to the beginning, containing 4 acres, more or less.

Being the same property conveyed to Clayton Caruthers and wife, Rossie D. Caruthers by deed from Clarence Smith and wife, Nora Smith, of record in Book 2592, page 135, Register's Office for Davidson County, Tennessee.

There is excepted from this conveyance a strip of land 51 feet wide and approximately 380 feet long, the southerly boundary of which is the southerly boundary of the above described tract and the northerly boundary line north of and parallel with and 51 feet distant from said southerly boundary of the above described tract, which strip is reserved to the Grantor for the railway right of way.

G 497