K 2877

20494

WARRANTY DEED

FROM

Howard Rash Birdwell, etux

TO

Lawson Ray Burns, etux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day
of FEB A.D. 1959
at 12:11 o'clock P.M.
Noted in Book 32 Page 327
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Compliments of

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

Seven Thousand Nine Hundred Four($7,904.99) and 99/100 - - - - - - - - - DOLLARS

of which $950.00 has been paid in cash by Lawson Ray Burns and wife, Naomi K. Burns, the receipt of which is hereby acknowledged and for the remainder, the said Lawson Ray Burns and wife, Naomi K. Burns assume and agree to pay the balance of $6,954.99 of an original indebtedness of $7,475.00 secured by deed of trust executed by Howard Rash Birdwell and wife to C. H. Briley Jr. Trustee of record in book 2506, page 605, Register's Office for Davidson County, Tennessee. Said note and deed of trust securing same were assigned to Flushing Federal Savings and Loan Asso. of Flushing, New York, by an instrument of record in book 2510, page 35, said Register's Office.

We, Howard Rash Birdwell and wife, Anita C. Birdwell have bargained and sold, and by these presents do transfer and convey unto the said Lawson Ray Burns and wife, Naomi K. Burns their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being parts of lots Nos. 28, 29 and 30 on the Map of West End Park Company's Subdivision, of record in Book 421, page 152, Register's Office for said County, and described according to a copy of survey thereof made by Ralph W. C. Lambert, Surveyor, dated Dec. 30, 1955, as follows:
Beginning at the southeast intersection of Normandy Place South as established and dedicated on the revised plan of Acklen Heights, of record in book 1835, page 10, Register's Office for said County, and an undeveloped alley, said point being 165 feet east of the east margin of 37th Avenue North; thence along the margin of said alley, south 14 degrees 19 minutes west 73.6 feet; thence south 15 degrees 50 minutes west 139.6 feet to an iron pin in the line between Lots 27 and 28; thence with the line between said lots, south 63 degrees east 71 feet to an iron pin; thence north 9 degrees 15 minutes east 218.5 feet to an iron pin in the south margin of Normandy Place South; thence with the margin of the same north 80 degrees 26 minutes west 55 feet to the point of beginning.
Being the same property conveyed to Howard Rash Birdwell and wife, Anita C. Birdwell, by deed from P. M. Chaffin and wife, of record in book 2493, page 127 said Register's Office.

It is understood and agreed by the parties hereto that the escrow account is transferred to the grantees herein Lawson Ray Burns and wife, Naomi K. Burns.

G 401