K 2883

26461

WARRANTY DEED

FROM

James E. Owens, et ux

TO

James Alvin Boswell, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day
of APR A.D. 1959
at 11 o'clock A.M.
Noted in Book 2883 Page 349
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
By ____ 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 one ---------- DOLLARS cash in hand paid the receipt of which is hereby acknowledged and the assumption by the purchasers of payment of the balance of $9,506.55 now owing by the sellers to the Guaranty Mortgage Company of Nashville and secured by a Deed of Trust executed by the sellers to Herschel Greer, Trustee, dated January 21, 1954, recorded January 27, 1954, of Record in Book 2232, page 421 R.O.D.C., Tennessee. In order to secure payment of the aforesaid debt the Purchasers herein by this Instrument do convey to Karl L. Bishop, Trustee the hereinafter described property for the sum of $1.00 cash paid the receipt of which is hereby acknowledged. Now if the purchasers shall pay the aforesaid debt when due this instrument shall be of no further force and effect but should they default in making payments on said debt then and that effect the Trustee is authorized to sell said property in accordance with the laws of the State of Tennessee relating to the sale of Real Property under a Deed of Trust and to apply the proceeds as provided for by said laws,

We, James Edward Owens and wife, Willie Maxine Owens

have bargained and sold, and by these presents do transfer and convey unto the said James Alvin Boswell and wife, Sonja Lorraine Boswell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No.9 on the Map of Marlin Meadows Subdivision, Section III, as of Record in Book 2133, Page 26, Register's Office for Davidson County, Tennessee.

Said Lot No.9 begins at a point in the easterly margin of River Pass, the common front corner of Lots Nos.9 and 10; thence northeasterly along River Pass 109.6 feet to a point, the beginning of a curve; thence 44.13 around said curve, having a radius of 25 feet to a point in the southerly margin of Peeler Trail; thence south 46°33' east 183.64 feet along Peeler Trail to a point, thence south 32°18' west 98.61 feet to a point, the common rear corner of Lots Nos. 9 and 10; thence 210 feet in a westerly direction to the point of beginning.

Being the same property conveyed by Warranty Deed to James Edward Owens and wife, Willie Maxine Owens from E.E. Marlin and wife Claudia Marlin of Record in Book 2246, Page 138 Register's Office for Davidson County, Tennessee

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