K 2904

Book 2904 Page 289

For and in consideration of the sum of $ 13,000.00 ----------
Thirteen thousand and no/100 ----------DOLLARS
Cash in hand paid by the grantees herein, the receipt of which is hereby acknowledged

We, Hoyte Milligan and wife, Nell Milligan

have bargained and sold, and by these presents do transfer and convey unto the said Emerson D. Boguskie and wife, Juanita D. Boguskie, 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 13th, formerly the 23rd Civil District of Davidson County, Tennessee, described according to a survey made by George W. Watkins, Surveyor, as follows:
BEGINNING at a point in the center line of Hydes Ferry Pike at a corner of land as conveyed by deed of record in Book 1336, page 56, Register's Office for said County, thence along said land, south 36 degrees 30' west 302.3 feet to the north line of the property conveyed to Jack Burnes and wife, of record in Book 2191, page 121 thence with their line northwesterly 100 feet to a point; thence north 31 degrees 20' east 220 feet mor or less to the center line of Hydes Ferry Pike; thence with the center line of the same, north 87 degrees 30' east 152.1 feet to the point of beginning.
Being part of the property conveyed to Hoyte Milligan and wife, Nell Milligan, by two deeds from Jack G. Burnes and wife, of record in Book 2106, page 257, said Register's Office, and by deed of record in Book 2137, page 573, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emerson D. Boguskie and wife, Juanita D. Boguskie, their heirs and assigns, forever.

And we do covenant with the said Emerson D. Boguskie and wife, Juanita D. Boguskie 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.

And we, Hoyte Milligan and wife, Nell Milligan, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Emerson D. Boguskie and wife, Juanita D. Boguskie, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 6th day of May, 19 59

Hoyte Milligan
Nell Milligan

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, James P. Wilson, a Notary Public in and for said County and State, the within named Hoyte Milligan and Nell Milligan 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 6th day of May, 19 59

My Commission expires July 28, 1962

James P. Wilson
Notary Public

Warranty Deed

From 31352

Hoyte Milligan, et ux

To

Emerson D. Boguskie, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of MAY A.D. 1959 at 1:20 o'clock P.M.
Noted in Book 43 Page 2 2
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Published by

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K 289