K 2909

WARRANTY DEED

FROM

Frederick B. Rogers, etux

25357

TO

Melvin A. Karnes, etux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2
of 2:48 o'clock PM A.D. 1959
at
Noted in Book 93 Page 234
Recorded in Book ____ Page ____
Recording Fee $2.00
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

Nine Thousand and no/100 - DOLLARS

of which $2,435.53 has been paid in cash by Melvin A. Karnes and wife Mildred Karnes, the receipt of which is hereby acknowledged and for the remainder the said Melvin A. Karnes and wife Mildred Karnes assume and agree to pay the balance of $6,564.47 of an original indebtedness of $8,950.00 secured by deed of trust executed by James D. Luther and wife, Elizabeth Poe Luther to Miller Kimbrough, Trustee of record in book 1790, page 531, Register's Office for Davidson County, Tenn.

We, Frederick B. Rogers and wife Bertha L. Rogers have bargained and sold, and by these presents do transfer and convey unto the said Melvin A. Karnes and wife, Mildred Karnes 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 25th Ward of the City of Nashville, said County and State, being part of the E. A. Elam 5 acre tract, and described as follows:
Beginning at a point in the southerly margin of Wyoming Avenue, 100 feet west of the westerly margin of 50th Avenue North, at the northwest corner of the property conveyed to W. C. Sells and wife, of record in book 1368, page 40, Register's Office for said County; thence southerly along Sell's westerly line, 150.4 feet; thence westerly parallel to the southerly margin of Wyoming Avenue, 50 feet, thence northerly 150.4 feet to the southerly margin of Wyoming Avenue; thence easterly along said Avenue 50 feet to the beginning.
Being the same property conveyed to Frederick B. Rogers and wife, Bertha L. Rogers by deed from James Douglas Luther and wife, of record in book 2291, page 31, said Register's Office.

This conveyance is made subject to an easement for sewer granted to the City of Nashville by Harlan W. Anthony and wife, of record in book 1712, page 175, said Register's Office.

Taxes for the year 1959 are pro-rated and assumed by grantees.

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