BK 2925

WARRANTY DEED

FROM 41850

Karl A. Buschmann, et ux

TO

Magdalene Denis et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day
of JUL A.D. 1959
at 10 o'clock A. M.
Noted in Book 3173 Page 449
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
By

Compliments of
...npany
Company
...s
...on
...SEE

STATE TAX $ 13.40
PROBATE
TOTAL $ 13.90
JUL 15 1959
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of Fifteen Thousand, Five Hundred, Eighty-two and 17/100----------($15,582.17)----------DOLLARS of which sum $5,925.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount Magdalene Denis and Hazelle Shepherd has assumed and agreed to pay the unpaid balance of $9,657.17 of a note inthe original amount of $11,600.00 with interest at the rate of 5½% per annum and payable in monthly installments of $76.56 each, and said note is secured by a deed of trust of record in book 2421, page 521, Register's Office for Davidson County, Tennessee,

we, Karl A. Buschmann and wife, Lucy A. Buschmann have bargained and sold, and by these presents do transfer and convey unto the said Magdalene Denis and Hazelle Shepherd, 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. 21 of Block "F", on the Plan of Cherokee Park, Section One, as of record in book 547, pages 169 and 170, Register's Office for said County.

Said lot No. 21 fronts 60 feet on the westerly side of Wilson Avenue and runs back 140 feet on the northerly line and 140.20 feet on the southerly line to a dead line, measuring 67.46 feet thereon.

Being the same real property conveyed to Karl A. Buschmann and wife, Lucy A. Busghmann, by deed from Clyde W. Linville, Jr. and wife, dated June 28, 1955, filed June 30, 1955, and recorded in book 2438, page 581, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises and 40-foot building setback line as shown on plan of record in book 547, pages 169 and 170, said Register's Office; and to restrictive covenants contained in deed of record in book 819, page 47, said Register's Office.

PG 179