K 3068

WARRANTY DEED

FROM 81885

Edwin R. Fulcher, Sr., et ux

TO

Robert H. Mann, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of Apr A.D. 1960 at 8:43 o'clock A.M.
Noted in Book 23 Page 619
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

Compliments of
...ty Title Company
A Division of
...ce Company
...lding
Union
ESSEE

For and in Consideration of the sum of nine thousand, eight hundred, fifty and no/100----------($9,850.00)--------- DOLLARS of which sum $2,500.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount, Robert H. Mann and wife, Margaret Seat Mann have assumed and agreed to pay the unpaid balance of $6,550.00 of a note in the original amount of $6,550.00, dated June 13, 1955, with interest at the rate of 4½% per annum, and a service fee of 1% per annum, said principal, interest and service fee being payable at the rate of $53.58 per month, and said note is secured by a deed of trust of record in book 2418, page 299, Register's Office for Davidson County, Tennessee, and have also executed one note of even date herewith in the principal amount of $800.00, payable to the order of Nora Pegram Fulcher on or before 90 days from date, without interest, and privilege of prepayment is reserved, and providing for payment of attorney's fees and to secure the payment of said indebtedness, principal, interest and attorney fees, a lien is expressly retained on the land herein conveyed,

we, Edwin R. Fulcher, Sr. and wife, Nora Pegram Fulcher

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Mann and wife, Margaret Seat Mann, 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. 6 on the Map of George I. Waddey's Subdivision of the westerly 300 feet of the I. W. Richardson Tract, in the 3rd, formerly 2nd, Civil District of said County, not of record, and described according to a copy of a survey thereof made by John Wilkes, Surveyor, May 11, 1938, as follows:

Beginning at a point in the westerly margin of a 50 foot unnamed street, at the common corner of lots 5 and 6; thence southwesterly with the line between said lots, 300 feet, more or less, to low water mark of Cumberland River; thence southeasterly with low water mark of said river 100 feet to the common corner of lots 6 and 7; thence northeasterly with the line between said lots 300 feet, more or less, to the margin of said 50 foot unnamed street; thence with said street, northwesterly 100 feet to the beginning.

Being the same real property conveyed to Edwin R. Fulcher, Sr. and wife, Nora Pegram Fulcher by deed from Will T. Perry, Trustee, dated December 30, 1954, filed December 31, 1954, and recorded in book 2337, page 457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project, with all other and additional rights as are fully set out in Deed of Flowage Easement of record in book 2195, page 22, said Register's Office.

PG 385