K 3181

Jun 16 1971

WARRANTY DEED

FROM

Emma Frances Richards, et al

25934

TO

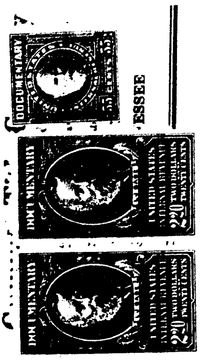
Mamie P. Buchanan

1:53 PM 71

Compliments of

TO

GRANTEE



WARRANTY DEED

For and in Consideration of the sum of eight thousand and no/100----------

----------($8,000.00)----------DOLLARS

of which sum $4,148.47 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, Mamie P. Buchanan has assumed and agreed to pay the unpaid balance of $3,851.53 of a note in the original amount of $6,100.00 with interest at the rate of 4-1/4% per annum and payable in monthly installments of $37.82 each, and said note is secured by a deed of trust of record in book 2053, page 635, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing the same have been assigned to The Mutual Benefit Life Insurance Company, by an instrument of record inbook 2058, page 355, said Register's Office,

we, Emma Frances Richards, Vera McCloud and Frank S. Ruemekorf

have bargained and sold, and by these presents do transfer and convey unto the said

Mamie P. Buchanan, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly part of lot No. 5 and a 10-foot strip lying between lot No. 5 and Mansfield Avenue, as now established, on the plan of D. H. Bailey's property, as of record in book 421, page 65, Register's Office for said County, described according to a survey made by Yokley and Waggoner, Engineers, March 1, 1948, and revised June 24, 1948, as follows:

Beginning at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in book 1285, page 35, said Register's Office; thence with said Avenue, eastwardly 50 feet to the southwest corner of lot No. 4 on said survey; thence with the line between said lots Nos. 4 and 5, northwardly 153.49 feet to a point; thence westwardly 50 feet, more or less, to a point in the eastern boundary line of lot No. 6 on said plan; thence with the line between said lots Nos. 5 and 6, southwardly 159.65 feet to the beginning.

Being the same real property conveyed to Sophia D. Ruemekorf and Emma Frances Richards, by deed from Georgia P. Bates, dated May 27, 1960, filed May 31, 1960, and recorded in book 3073, page 241, said Register's Office, the said Sophia D. Ruemekorf having since died leaving as her only heirs-at-law, the above named Grantors.

This conveyance is made subject to perpetual easement of record in book 2651, page 537, said Register's Office.

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