K 3640

89156

WARRANTY DEED

FROM J. M. & Sarah Tucker

TO Geo. D. Waller & Wife, Julia A. Waller

The Guaranty Title Co.
Titles Guaranteed
Abstracts of Titles
225 Third Ave., North

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record [illegible] day of OCT A.D. 1955 at 2:30 o'clock P.M.
Noted in Book [illegible] Page
Recorded in Book [illegible] Page
Recording Fee $ 2.00
[illegible] Register
By [illegible] Deputy Reg.

Form 183

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of $17,500.00
12,968.71 DOLLARS
Paid $500.00 in earnest money, and $12,968.71 in cash, the receipt of which is hereby acknowledged, and the assumption of a loan made by the Home Federal Savings & Loan Association of record in Book 3629, page 469 R.O.D.C., the net amount of principal and interest to date being $3,876.04; and the assumption of Guaranty Title Company's bill for guarantee on said lot, and the assumption of revenue stamps.

We, J. M. Tucker and wife Sarah Tucker have bargained and sold, and by these presents do transfer and convey unto the said Geo. D. Waller and wife, Julia A. Waller their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly 4 feet of lot No. 4 and the westerly 100 feet of lot No. 3 on the Plan of Rosa V. Tanksley's Subdivision, as of record in book 547, page 56, Register's Office for said County. Said parts of lots Nos. 3 and 4 front together 104 feet on the southerly side of East Thompson Lane, formerly Timmons Lane, as widened, and runs back between parallel lines 135 feet to an alley. Included in the above description, but excluded therefrom, that part of said property conveyed to the State of Tennessee by deed from J. M. Tucker and wife, of record in book 2021, page 198, said Register's Office, described as follows:

A strip of land extending from Survey Station 24 plus 85 at the boundary line of the lands of White to Station 25 plus 86 at the boundary line of the lands of Rader, 101 feet long, and bounded on the sides as follows: On the east by the lands of Rader; on the west by the lands of White; on the north by the present lane; on the south by a line south of, parallel to and 46 feet from the center line of said proposed lane as staked out; containing 1,495 square feet. Said property was conveyed to J. M. Tucker by deed from Felix Anderson Tucker, dated August 26, 1943, filed October 4, 1943, and recorded in book 1194, page 449, by deed from Clinton Council, et al, dated November 29, 1943, filed November 29, 1943, and recorded in book 1229, page 542, and by deed from Belle Tucker, etal, dated February 22, 1941, filed May 7, 1946, and recorded in book 1389, page 207, said Register's Office, and inherited by him from Minnie Tucker, deceased. The said J. M. Tucker has subsequently conveyed a one-half undivided interest in said property to his wife, Sarah Tucker, to create an estate by the entireties, by deed dated August 1, 1955, filed August 22, 1955, and recorded in book 2446, page 396, said Register's Office.

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