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# WARRANTY DEED

FROM JOHN W. PARKER and wife, ZETTIE PARKER,

TO J. B. BOTTOMS and wife, VERNON BOTTOMS,

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

REGISTER'S OFFICE FOR DAVIDSON COUNTY
Received for record this 17 day of APR 1951 at 7:45 A.M.
Recorded in Book 1970 Page 345
Fee $1.00
JAMES P. WILLIAMS, Register
By: [signature] D.R.

FORM 103 FOSTER & PARKER CO., NASHVILLE

For and in Consideration of the sum of ($3,542.91)

THREE THOUSAND, FIVE HUNDRED FORTY-TWO & 91/100- - - - - - - - - - - - - - - - DOLLARS

of which Three Hundred ($300.00) Dollars has been paid in cash by J. B. Bottoms and wife, Vernon Bottoms, the receipt of which is hereby acknowledged; and for a part of the remainder the said J. B. Bottoms and wife, Vernon Bottoms, have assumed and agreed to pay the balance of a first mortgage loan, now on the property herein conveyed, subject to all terms and conditions thereof, in the principal sum of Three Thousand, Forty-two & 91/100 ($3,042.91) Dollars, payable in monthly installments of $29.59 each, which includes principal and interest, the first installment as assumed herein falling due April 1, 1951, and the remainder, respectively, on the 1st day of each consecutive month thereafter until the principal and interest are fully paid, the final payment of principal and interest being due and payable on the 1st day of February, 1962; said mortgage secured by a deed of trust executed by Robert L. Appleby and wife, Bobbie L. Appleby, to Albert H. Thomas, Trustee, of record in Book No. 1456, page 543, Register's Office for Davidson County, Tennessee; reference to said record given for a complete description of said first mortgage loan-- and for the remainder of the consideration, the said J. B. Bottoms and wife, Vernon Bottoms, have executed one (1) Vendor's 2nd lien note, in the principal sum of Two Hundred ($200.00) Dollars, of even date herewith, payable to the order of John W. Parker and wife, Zettie Parker, in fourteen monthly installments, the first 13 of said installments for $15.00 each, and the 14th and last one of said installments for $5.00, said note bearing interest from date at the rate of 6% per annum, also payable monthly, making the first installment, principal and interest, due May 14, 1951 and the others, respectively, on the 14th day of each consecutive month thereafter until all are paid; a second lien expressly retained to secure payment of said note and interest thereon until paid in full. - Privilege of prepaying said note at any paying period retained by the Grantees. -

We, JOHN W. PARKER and wife, ZETTIE PARKER,

----------have bargained and sold, and by these presents do transfer and convey unto the said J.B. BOTTOMS and wife, VERNON BOTTOMS, 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. 26 on the plan of H. G. McNabb's Subdivision, as of record in Book 1130, page 64, Register's Office for said County, described as follows: Beginning on the easterly margin of Louise Drive or Avenue, at the corner of lots Nos. 25 and 26; thence with the line between said two lots, eastwardly 159.6 feet to the westerly line of a lot marked "Reserved"; thence with said line, southwardly 84 feet to the northerly margin of Radnor Street; thence with said Street, westwardly 139.5 feet to the beginning of a curve; thence around said curve with a radius of 21.5 feet, northwestwardly 32.23 feet to the easterly margin of Louise Drive or Avenue; thence with same, northwardly 50.75 feet to the beginning.
Being the same property conveyed to John W. Parker and wife, Zettie Parker, by deed from Luther E. Cantrell and wife, of record in Book 1880, page 347, said Register's Office.

The hereinabove described property is conveyed to the said J. B. Bottoms and wife, Vernon Bottoms, their heirs and assigns, subject to:

1. Easement for public utilities and building setback line as shown on plan in book 1130, page 64, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in an instrument executed by H. G. McNabb, Trustee, dated November 19, 1945, filed November 20, 1945, and recorded in book 1318, page 626, Register's Office for Davidson County, Tennessee; reference to said records given herein for a complete description.

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