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WARRANTY DEED

FROM

Earl R. Hyder and wife,

Winona Johnston Hyder

TO

Wesley E. Moore, Jr., and wife,

Sybil Lucille Moore

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY
Received for record 25 day of Feb. 1950 at 10:15 o'clock A.M.
Noted in Book 77 Page 444
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

FORM 103 PEERS & PARKER CO., GALLATIN

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

For and in Consideration of the sum of $9000.00 - - - - - - - - - - - - - - - - - -

Nine Thousand and No/100 - DOLLARS

Of which $3378.29 has been paid in cash by Wesley E. Moore, Jr. and wife, Sybil Lucille Moore, receipt of which is hereby acknowledged and for the remainder, the said Wesley E. Moore, Jr. and wife, Sybil Lucille Moore hereby assume and agree to pay the remaining principal balance in the sum of $5621.71 unpaid on a vendor's lien note dated April 3, 1948, for $6750.00, with interest at the rate of 5% per annum, both principal and interest being payable $50.00 per month beginning May 1, 1948, executed by Earl R. Hyder and wife, Winona Johnston Hyder, payable to the order of Robert M. Condra, and secured by vendor's lien retained in deed from Robert M. Condra, unmarried, to Earl R. Hyder and wife, Winona Johnston Hyder of record in Book 1581, page 19, Register's Office for Davidson County, Tennessee,

We, Earl R. Hyder and wife, Winona Johnston Hyder,

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

Wesley E. Moore, Jr. and wife, Sybil Lucille Moore

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

Being part of a 7.48 acre tract in the 11th Civil District, and being known as a part of Block 3 on the Map of A. J. McGaughey's Second Haysboro Subdivision, as of record in Book 547, page 43, Register's Office for said County, and being Lot No. 7 on an unrecorded Map showing the Subdivision of R. M. Condra Property, and described according to a copy of a survey thereof made by W. W. Turner Company, Engineers, April 30, 1947, as follows:

Beginning at a point in the westerly margin of Tanglewood Drive or Road extended, at the corner of Lots Nos. 7 and 8; thence along the line between said lots north 58° 15' west 331 feet; thence north 61° 45' east 100.3 feet; thence north 47° 05' east 33 feet to the common corners of Lots 6 and 7; thence along the line between said lots, south 67° east 255 feet to the westerly margin of Tanglewood Drive; thence with said Drive along a slight curve, southwesterly 156 feet to the beginning.

Being the same property conveyed to Earl R. Hyder and wife, Winona Johnston Hyder, by deed from Robert M. Condra, unmarried, of record in Book 1581, page 19, said Register's Office.

This conveyance is made subject to a Vendor's lien retained in the deed above shown in Book 1581, page 19, to secure one note dated April 3, 1948, for $6750.00, with 5% interest, both principal and interest payable $50.00 monthly, beginning May 1, 1948.

And also restrictions in Book 1174, page 311, and in Book 1247, page 57, and modification of said restrictions in Book 1581, page 19, as follows:
"The ground floor area of the main structure exclusive of one-story open porches and garages shall not be less than 1,000 square feet in lieu of 800 square feet, and no building will be erected with exterior covered with wood or asphalt composition siding." (These modifications do not apply to existing buildings.)
All said restrictions were recorded prior to Feb. 15, 1950.

PG 279