770026

WARRANTY DEED

FROM

William R. Clark et ux.

TO

John F. Binkley et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record SEP 5 1952
at 11:21 A.M. and recorded in Book 2458
Recording fee 2.00
Witness my hand

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103 FOSTER & PARKER CO., NASHVILLE

G-122442

WARRANTY DEED xyz-d

For and in Consideration of the sum of Eight Thousand Two Hundred Fifty ($8,250.00) and no/100- - - - - - - - - - - DOLLARS paid and to be paid as follows: $4,418.62 cash in hand paid by John F. Binkley and wife, Cora Louise Binkley, the receipt of which is hereby acknowledged, and for the remainder the said John F. Binkley and wife, Cora Louise Binkley assume and agree to pay the balance of $3,831.38 of an original indebtedness of $4,750.00, secured by deed of trust executed by William R. Clark and wife, Beulah Mai Clark to Louis Leftwich, Jr., Trustee, of record in book 1769, page 135, Register's Office for Davidson County, Tennessee.

We, William R. Clark and wife, Beulah Mai Clark

have bargained and sold, and by these presents do transfer and convey unto the said John F. Binkley and wife, Cora Louise Binkley, 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. 3 on the map of the Woodbine Sales Corporation Plan of Lots, called "Pleasant View", as of record in book 1130, page 43, Register's Office for said County.
Said lot No. 3 fronts 54 feet on the southerly side of Thuss Avenue and extends back 157.6 feet on the westerly line and 157.2 feet on the easterly line, to a dead line in the rear, measuring 54 feet thereon.
Being the same property conveyed to William R. Clark and wife, Beulah Mai Clark by deed from the Trustees of Radnor Baptist Church, of record in book 1759, page 468, said Register's Office.

This conveyance is made subject to utility easement and 35-foot building setback line, as shown on plan in book 1130, page 43, and restrictive covenants contained in book 1196, page 605, said Register's Office.