K 2396

WARRANTY DEED

For and in consideration of the sum of ($10.00)
. . . . . Ten and No/100 . . . . . DOLLARS
cash in hand paid by the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $5,911.03 of a note in the original amount of $6,700.00, dated July 1, 1950, executed by Criss H. McConnell & Wife to Marvin K. Barry, Trustee, payable to Barry-Cockrill Co., with interest at 4½% per annum on the unpaid balance until paid, both principal and interest payable in monthly installments, and secured by deed of trust of record in book 1866, page 347 Register's Office for Davidson County, Tennessee, I, Inez D. Raburn, a widow, have bargained and sold, and by these presents do transfer and convey unto the said Harry J. Dietrich and wife, Alice Dietrich, 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. 23 on the Map of Mashburn Heights, of record in book 1835, page 1, Register's Office for said County, described as follows: Beginning at a point in the south margin of Live Oak Road at the corner of Lots 23 and 43; thence with the line between said lots, southerly 120 feet to the corner of Lot 24; thence with the line between Lots 23 and 24 easterly 137.9 feet to the west margin of Mashburn Road; thence with the margin of the same, northerly 80.7 feet to the beginning of a curve; thence around said curve, northwesterly 38.6 feet to the south margin of Live Oak Road; thence with the margin of the same, westerly 106.6 feet to the beginning.

Being the same property conveyed to John G. Raburn and wife, Inez D. Raburn by deed from Criss H. McConnell and wife, of record in Book 2041, page 205, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 1785, page 133 and Book 1850, page 439, Register's Office for Davidson County, Tennessee, and subject to Easement for public utility purposes, 30-foot building setback line from Live Oak Road and Mashburn Road, and conditions of owners certificate. as shown on plan in Book 1835, page 1, Register's Office, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harry J. Dietrich and wife, Alice Dietrich their heirs and assigns, forever.

And I do covenant with the said Harry J. Dietrich and wife, Alice Dietrich, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as hereinabove set out, and by 1955 taxes which the grantees herein assume and agree to pay.

And I, Inez D. Raburn, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Harry J. Dietrich and wife, Alice Dietrich their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20th day of April, 19 55.

Mrs Inez D. Raburn

STATE OF TENNESSEE
Davidson County

Personally appeared before me, CALLIE YARBROUGH, a Notary Public in and for said County and State, the within named Inez D. Raburn, a widow,

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of April, 1955.

Commission expires October 22, 1958

Callie Yarbrough
Notary Public

FOSTER & PARKES CO. NASHVILLE

PARTIAL RELEASE

D #68 only 9 May 1955

Clerk

PG 87