K 2396

WARRANTY DEED

FROM
Louis H. Gardner and wife,

TO
Rosalie W. Gardner

54693

Robert Russell Smith and wife, Lavenia E. Smith

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
APR 26 55
11 o'clock
Book 2121 Page 788
Tax $ 7.00
Register

Attorneys Title Company
Guaranteed
Cummins Bldg.
NASHVILLE, TENN.

WARRANTY DEED — Attorneys Title Company

For and in Consideration of the sum of - - - $10.00 - - -
Ten and No/100 DOLLARS

Cash in hand paid by Robert Russell Smith and wife, Lavenia E. Smith, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, and the assuming and agreeing to pay the unpaid principal balance of one note executed by Louis H. Gardner and wife, Rosalie W. Gardner, October 10, 1950, in the original principal sum of $7150, payable to the order of Guaranty Mortgage Company, in monthly installments, which include interest at the rate of 4% per annum, of $37.75, beginning November 1, 1950, and continuing thereafter on the same day of each month until the debt and interest is fully paid, said note being secured by a deed of trust to Herschel Greer, Trustee, of record in Book 1897, page 387, Register's Office for Davidson County, Tennessee,

We, Louis H. Gardner and wife, Rosalie W. Gardner

have bargained and sold, and by these presents do transfer and convey unto the said Robert Russell Smith and wife, Lavenia E. Smith, their

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

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being part of Lot No. 8 on the Plan of the John D. Brown Property, not of record, described according to a survey made by Watkins and Murray, Surveyors, October _____, 1947, as follows:

Beginning in the center of Old Hickory Boulevard, at a point 25 feet south of the corner of Lots Nos. 7 and 8; thence with the center of said Boulevard, south 7 degrees 54 minutes east 88 feet; thence south 88 degrees 20 minutes east 250 feet; thence northwardly 100.7 feet; thence westwardly 249 feet to the beginning.

Being the same property conveyed to Louis H. Gardner and wife, Rosalie W. Gardner, by deed from O. B. Meadors and wife, Elvana Meadors, of record in Book 1906, page 253, said Register's Office.

This conveyance is made subject to Easement for a right-of-way of the Tennessee Electric Power Company, of record in Book 787, page 3, Register's Office for Davidson County, Tennessee; and Restrictive Covenants recorded in Book 1629, page 349, said Register's Office.

The Grantors herein hereby transfer and assign unto the Grantees herein all their right and interest in and to a sum of money held by the Guaranty Mortgage Company in an "escrow" account for the purpose of paying taxes and insurance premiums upon the above described property as they become due.

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