K 2449

TURRENTINE REALTY CO.

WARRANTY DEED
FROM 71691
RICHARD B. SIMMONS AND WIFE,
MARTHA E. SIMMONS
TO
WILLIAM E. HUNT AND WIFE,
XAVIER H. HUNT

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day
of SEP A.D. 1955
at 10:05 o'clock A.M.
Noted in Book 21 Page 231
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature]
Dpt. Reg.

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

FORM 103

WARRANTY DEED

For and in Consideration of the sum of Five ($5.00) **DOLLARS**

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by William E. Hunt and wife, Xavier H. Hunt of the balance of an indebtedness in the amount of $6209.38 secured by a deed of trust, on the property herein conveyed, executed by Richard B. Simmons and wife, to Ross V. Dunn, Trustee, of record in Book 1842, page 287, to secure Folk-Jordan Company, Inc., one note dated May 24, 1950 for $7600.00 with interest at 4½% per annum, both principal and interest payable $48.11 monthly, beginning July 1, 1950, balance June 1, 1979.



We, Richard B. Simmons and wife, Martha E. Simmons **have bargained and sold, and by these presents do transfer and convey unto the said** William E. Hunt and wife, Xavier H. Hunt **their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in Davidson County, Tennessee, being Lot No. 91 of Block B on the Map of Part Two Woodbine Courts, described according to a copy of a survey thereof made by Blanchard and Parrish, engineers, as follows: BEGINNING at a point in the easterly margin of Simmons Avenue, the corner of Lots Nos. 91 and 92; thence with the line between said lots southerly 150 feet to the west line of Lot 94; thence with the line between lots 92 and 91, northerly 150 feet to the south margin of Tankersley Avenue; thence with the line of the same westerly 95.7 feet to a concrete monument at the beginning of a curve; thence around said curve, southwesterly 77.4 feet to the easterly margin of Simmons Avenue; thence with the margin of the same, southerly 87.7 feet to the beginning.

Being the same property conveyed to Richard B. Simmons and wife, Martha E. Simmons by deed from Bert Wilks Davidson, Jr., and wife, of record in Book 1842, page 286, said Register's Office.

Subject to restrictions of record in Book 1163, page 141, Register's Office for Davidson County, Tennessee.

The unrecorded plan shows a 35 foot set-back line from Simmons Avenue and a 20 foot set-back line from Tankersley Avenue and a 10 foot easement along the east line of the lot for public utilities.

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