Book 2153 Page 397

TURRENTINE REALTY CO

WARRANTY DEED

FROM

JAMES H. RICH AND WIFE,

MILDRED J. RICH

TO 74858

WALTER G. TURNER AND WIFE,

EDNA C. TURNER

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
of OCT A.D. 1955
at 9:01 o'clock A.M.
Noted in Book 21 Page
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, Register
By Dpt. Reg.

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Building
S. W. Corner
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 Walter G. Turner and wife, Edna C. Turner of the balance of an indebtedness in the amount $10,360.92 secured by a deed of trust, on the property herein conveyed, executed by James H. Rich and wife, Mildred J. Rich, dated March 17, 1954, filed March 19, 1954, and recorded in book 2238, page 403, Register's Office for Davidson County, Tennessee, to secure the payment of a note of even date herewith for $10,700.00, with interest at the rate of 4½% per annum, said principal and interest payable in monthly installments of $59.[illegible], commencing May 1, 1954, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March, 1979.

We, James H. Rich and wife, Mildred J. Rich **have bargained and sold, and by these presents do transfer and convey unto the said** Walter G. Turner and wife, Edna C. Turner **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. [illegible] on the Plan of Glencoe Acres, Section 1, as of record in Book 1835, pages 136, 137 and 138, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Mimosa Drive, at the corner of lots Nos. 29 and 30; thence with the line between said two lots, southwestwardly 274.[illegible] feet; thence south 2° 34' west 10.6 feet; thence south 55° 10' east 146 feet to the westerly margin of a 50-foot unnamed street; thence with said Street, northeastwardly [illegible] feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northwestwardly 35.7 feet to the southwesterly margin of Mimosa Drive; thence with said Drive, northwestwardly [illegible] feet to the beginning.

Being the same property conveyed to James H. Rich and wife, Mildred J. Rich, by deed from Southern Trust Company of Nashville, Inc., of record in Book 2171, page 137, said Register's Office.

Subject to restrictive covenant of record in Book 1744, page 435, and also 10-foot easement for public utilities along the southerly line of premises, 60-foot building setback line from a 50-foot unnamed street and 40-foot building setback line from Mimosa Drive and conditions of owners cor-