WARRANTY DEED

FROM

Roy E. Welch et ux

31530

TO

C. E. Francis et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of MAR A.D. 1956
at 12:05 o'clock P M.
Noted in Book ___ Page 725
Recorded in Book ___ Page ___
Recording Fee ___ $2.00
JAMES R. WILSON, Register

[redacted]

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

Page 103

WARRANTY DEED

For and in Consideration of the sum of Ten ($10.00) and no/100 - DOLLARS

Cash, paid by C. E. Francis and wife, Fannie J. Francis, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the assumption by the said C. E. Francis and wife, Fannie J. Francis, and their agreement to pay the balance of $2,960.89, of an original indebtedness of $5,250.00, secured by deed of trust executed by Howard G. Griffiths and wife, Marjorie Pulley Griffiths, to Albert E. Thomas, Trustee, dated November 30, 1948, filed December 3, 1948, and recorded in book 1668, page 277, Register's Office for Davidson County, Tennessee.

We, Roy E. Welch and wife, Frances Lanell Welch

have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis, 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. 32 on the map of West Nashville Heights, as of record in book 332, page 127, Register's Office for said County.
Said Lot No. 32 fronts 50 feet on the southerly side of O'Brien, formerly Grundy, Street and runs back between parallel lines 170 feet to an alley.
Being the same property conveyed to Roy E. Welch and wife, Frances Lanell Welch, by deed from C. E. Francis and wife, of record in book 2137, page 564, said Register's Office.

This conveyance is made subject to restrictive covenant contained in deed from John H. Lanier to John B. Rucker, Jr., dated August 12, 1944, filed September 26, 1945, and recorded in book 1335, page 326, Register's Office for said County.