BK 2601

WARRANTY DEED

FROM

HAROLD. R. STAFFORD, ET UX

23160 ✓

TO

RALPH O. MITCHELL, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21
12/1 P.M. Book
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, REGISTER
Deputy Reg.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of

Seven Thousand Fifty Nine and no/100 - - - - - - ($7,059.00) - - - - - - - DOLLARS

paid and to be paid as follows: $200.00 cash, paid by Ralph O. Mitchell and wife, Doris C. Mitchell, the receipt of which is hereby acknowledged, and for the remainder, the said Ralph O. Mitchell and wife, Doris C. Mitchell, assume and agree to pay the balance of $6,859.00 of an original indebtedness of $7,200.00, secured by a deed of trust executed by Harold R. Stafford and wife, Rebecca Stafford, to Herschel Greer, Trustee, recorded in book 2314, page 615, Register's Office for Davidson County, Tennessee. We, Harold R. Stafford and wife, Rebecca Stafford,

have bargained and sold, and by these presents do transfer and convey unto the said Ralph O. Mitchell and wife, Doris C. Mitchell, 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. 281 of block 1 on the map of Cumberland Terrace, Part 1, as of record in book 1424, page 49, Register's Office for said County.

Said lot No. 281 fronts 75 feet on the easterly side of Martingale Drive and runs back 213.9 feet on the northerly line and 197 feet on the southerly line to the westerly margin of the Tennessee Central Railroad right-of-way, measuring 64.5 feet thereon.

Being the same real property conveyed to Harold R. Stafford and wife, Rebecca Stafford by deed from Ray A. Pogue and wife, dated September 8, 1954, filed September 9, 1954, and recorded in book 2297, page 249, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities, 30-foot building setback line from Martingale Drive, as shown on plan of record in book 1424, page 49; and restrictive covenants contained in an instrument executed by Cumberland Terrace Homes, Inc., recorded in book 1582, page 505, said Register's Office.

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