WARRANTY DEED

FROM

Oma Magdalene Jeter

27365

TO

C. E. Francis et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day
of JAN A.D. 1957
at 11:44 o'clock A M.
Noted in Book 82 Page 394
Recording in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McAnally Dpt. 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 Ten and no/100 - - - -($10.00) - - - - - - - - - DOLLARS

cash in hand paid by C. E. Francis and wife, Fannie J. Francis, the receipt of which is hereby acknowledged, and for a further consideration the said C. E. Francis and wife, Fannie J. Francis have assumed and agree to pay the balance of $3,929.89 of an original indebtedness of $5,400.00 secured by deed of trust executed by Douglas H. Pitts and wife, to H. H. Mayberry, Jr., Trustee, of record in book 1479, page 165, Register's Office for Davidson County, Tennessee, and the balance of $402.77 of an original indebtedness of $600.00 secured by deed of trust executed by Douglas H. Pitts and wife, to H. H. Mayberry, Jr., Trustee, of record in book 1479, page 173, said Register's Office.

I, Oma Magdalen Jeter, unmarried,

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. 72 on the plan of an addition to and a revision of certain lots in H. G. McNabb's Subdivision, as of record in Book 1130, page 79, Register's Office for said County.
Said lot No. 72 fronts 75 feet on the westerly side of Harlin Drive and runs back 247.5 feet on the northerly line and 243.2 feet on the southerly line to a dead line, measuring 75.12 feet thereon.
Being the same real property conveyed to Oma M. Jeter by deed from John N. Knowles and wife, of record in Book 2093, page 38, and to Oma Magdalene Jeter by deed from Charles M. Jeter, of record in Book 2485, page 469, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along westerly line of premises and along the northerly 10 feet of westerly 99.9 feet of premises and 30-foot building setback line from Harlin Drive, as shown on plan of record in book 1130, page 79; easement for gas main across the premises granted to Nashville Gas and Heating Company, as set out in an instrument of record in book 1452, page 405, and restrictive covenants contained in an instrument executed by Hermitage Homes, Inc., of record in book 1333, page 387, all of the Register's Office for Davidson County, Tennessee.