34575

WARRANTY DEED

FROM

W. G. Jacob, et ux.

TO

William G. Jacob, Jr., et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of MAR A.D. 1957
at 2:41 o'clock P M.
Noted in Book 87 Page 742
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

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

28

WARRANTY DEED

For and in Consideration of the sum of

Ten ($10.00) and No/100- DOLLARS

Cash in hand paid by William G. Jacob, Jr. and wife, Jo Ann Hall Jacob, and other good and valuable consideration, receipt of which is hereby acknowledged, and for the further consideration that the said William G. Jacob, Jr. and wife, assume and agree to pay the balance of $3,978.64 of an original indebtedness of $6,000.00 secured by deed of trust executed by W. G. Jacob and wife, to Louis Leftwich, Jr., Trustee, of record in Book 2077, page 581, Register's Office for Davidson County, Tennessee, and the further assumption by the said William G. Jacob and wife, and their agreement to pay the balance of $2,769.00 of an original indebtedness of $10,000.00 secured by deed of trust executed by W. G. Jacob and wife, to Louis Leftwich, Jr. Trustee, of record in Book 2080, page 207, said Register's Office,

We, W. G. Jacob and wife, Margaret L. Jacob,

have bargained and sold, and by these presents do transfer and convey unto the said

William G. Jacob, Jr., and wife, Jo Ann Hall Jacob, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:,

Being Lots Nos. 1 and 2 on the Plan of Linda Jacob Subdivision, Section 1, as of record in Book 2083, page 7, Register's Office for said County, described together as follows:-

Beginning on the northerly margin of West Trinity Lane at the southwest corner of the property conveyed to Ben F. Williams, Sr., and wife, by W. G. Jacob and wife, of record in Book 1814, page 449, said Register's Office; thence with the westerly line of said property and the property conveyed to Ben F. Williams and wife, by deed from T. T. Haley, of record in Book 1555, page 631, said Register's Office, North 14° 09' East 151.2 feet to the northeast corner of said Lot No. 1; thence with the northerly line of said lot North 88° West 87.3 feet to the easterly line of Lot No. 2; thence with said line North 2° East 18.9 feet to the northeast corner of said Lot No. 2; thence with the northerly line of said lot North 88° West 60 feet to the northeast corner of Lot No. 3; thence with the line between Lots Nos. 2 and 3, southerly 166.7 feet to the northerly margin of West Trinity Lane; thence with said Lane, South 88° East 115.5 feet to the beginning. Being part of the real property conveyed to W. G. Jacob by deed from George V. Stamps and wife, dated June 28, 1947, filed July 15, 1947, and recorded in Book 1495, page 526, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along the easterly line of Lot No. 1, northerly lines of Lots 1 and 2, and along the northerly 18.9 feet of the easterly line of Lot No. 2; 30-foot building setback line from West Trinity Lane as to Lot 2, and conditions of owners certificate, as shown on plan in Book 2083, page 7, said Register's Office.