K 2646

WARRANTY DEED

FROM Ethel Adair 38543

TO James H. Carman et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 9 day of MAY A.D. 1957 at 12:14 o'clock P M.
Noted in Book 88 Page 52
Recorded in Book, Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Smith 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 Seven Thousand Ninety Six and 09/100 - - - - - - - - - - - - ($7,096.09) - DOLLARS

of which $1,600.00 has been paid in cash by James H. Carman and wife, Ora Crabtree Carman, the receipt of which is hereby acknowledged, and for the remainder, the said James H. Carman and wife, have assumed and agree to pay the balance of $4,929.65 of an original indebtedness of $6,800.00 secured by deed of trust executed by Capitol Homes, Inc. to Marvin K. Barry, Trustee, of record in book 1524, page 61, Register's Office for Davidson County, Tennessee, and the balance of $566.44 of an original indebtedness of $850.00 secured by deed of trust executed by Cletis S. Robinson and wife, Loye B. Robinson, to Marvin K. Barry, Trustee, of record in book 1524, page 159, said Register's Office,

I, Ethel Adair,

.....have bargained and sold, and by these presents do transfer and convey unto the said James H. Carman and wife, Ora Crabtree Carman,

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. 142 on the Plan of Victory Heights, as of record in book 1130, page 97, Register's Office for said County, described as follows:
Beginning on the southerly margin of Oneida Avenue at the corner of lots Nos. 141 and 142 on said plan; thence with the line between said lots, southwardly 150 feet; thence westwardly 61.4 feet to the easterly margin of Montgomery Avenue; thence with same, northwardly 125 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.27 feet to a monument on the southerly margin of said Oneida Avenue; thence with same, eastwardly 36.4 feet to the beginning.
Being the same real property conveyed to Ethel Adair by deed from Henry A. Stevens and wife, of record in book 2202, page 360, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along rear of premises, 35-foot building setback line from Oneida Avenue, and building setback line from Montgomery Avenue, as shown on plan of record in book 1130, page 97, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Central Realty Company, et al, of record in book 1357, page 677, said Register's Office.

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