K 2652

File: Attorneys Title 48083

WARRANTY DEED

FROM

CAESAR E. URRUTIA AND WIFE,

CHRISTINE M. URRUTIA

TO 43839

CLAUDE M. NELSON AND WIFE,

HATTIE G. NELSON

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 20 day of October A.D. 1971
at 2:01 o'clock P.M.
and recorded in Book 2652 Page 171
Fee $2.00
Jno. D. WILSON, Register
By [signature] Dpt. Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

DOCUMENTARY STAMPS

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of $ 10.00

Ten and no/100 DOLLARS cash in hand paid by Claude M. Nelson and wife, Hattie G. Nelson and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration of the said Claude M. Nelson and wife, Hattie G. Nelson assume and agree to pay a first mortgage to John W. Murphree, Trustee, of record in Book 2219, Page 553, Register's Office for Davidson County, Tennessee. Said mortgage was in the original principal sum of $ 9,800.00 but its principal balance as of the day of this instrument is $ 8,953.06 payable at the rate of $ 69.50 per month including principal, interest, taxes and insurance. Said interest being at the rate of 4½ per annum. Final payment being due on the 1st. day of October 1978.

We, Caesar E. Urrutia and wife, Christine M. Urrutia

have bargained and sold, and by these presents do transfer and convey unto the said Claude M. Nelson and wife, Hattie G. Nelson 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. 30 on the Map of Cloverdale Subdivision, as of record in Book 2133, Page 9, Register's Office for Davidson County Tennessee.

Said Lot No. 30 fronts 114 feet on the northerly side of Pittswood Drive and extends back between lines, 198.5 feet on the westerly line and 137.6 feet on the easterly line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Caesar E. Urrutia and wife, Christine M. Urrutia by deed from Roscoe Delius and wife, Virginia L. Delius, as of record in Book 2454, Page 495, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2094, Page 87, Register's Office for Davidson County, Tennessee.

Grantors transfer to Grantees the escrow funds account set-up for the first mortgage with Murphree Mortgage Company which is of record in Book 2219, Page 553, Register's Office for Davidson County, Tennessee,

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