BK 2708

61712

WARRANTY DEED

FROM

Joe F. Overstreet et ux.

TO

William D. Kincaid et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of DEC A.D. 1957 at 3:32 o'clock P M
Noted in Book 89 Page 392
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

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

WARRANTY DEED

For and in Consideration of the sum of Twelve Thousand Five Hundred and no/100 - - - - - - - - - - - - - - ($12,500.00) - DOLLARS

of which $1,785.95 has been paid in cash by William D. Kincaid and wife, Martha G. Kincaid, the receipt of which is hereby acknowledged, and for the remainder the said William D. Kincaid and wife have assumed and agree to pay the unpaid balance of $10,714.05 of an original indebtedness of $11,200.00 secured by deed of trust executed by Joe F. Overstreet and wife, Mildred M. Overstreet, to Thomas H. Malone, III, Trustee, of record in book 2474, page 233, Register's Office for Davidson County, Tennessee,

We, Joe F. Overstreet and wife, Mildred M. Overstreet,

have bargained and sold, and by these presents do transfer and convey unto the said William D. Kincaid and wife, Martha G. Kincaid, 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. 125 on the Plan of Gra-Mar Acres, Section 3, as of record in book 2133, page 108, Register's Office for said County.
Said lot No. 125 fronts 95 feet on the easterly side of Gra-Mar Drive and extends back 377.8 feet on the northerly line and 378.2 feet on the southerly line to a dead line, measuring 130 feet thereon.
Being the same real property conveyed to Joe F. Overstreet and wife, Mildred M. Overstreet, by deed from Hendley & Whiteside Builders, Inc., of record in book 2486, page 637, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the easterly margin of premises, anchor easement at the southwest corner of premises, 85-foot building setback line from Gra-Mar Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 108, Register's Office for Davidson County, Tennessee; easement for electric power transmission line with rights of ingress and egress and other rights, as set out in grant from Sarah B. Saunders, et al, to City of Nashville, of record in book 1813, page 337, said Register's Office; and restrictive covenants contained in an instrument executed by Sweeney-Clark Realty Company, Inc., of record in book 2292, page 563, said Register's Office.

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