K 2737

Do not publish

WARRANTY DEED

FROM

James I. Ritchie Et Ux

TO

Nell Louise B. Harman

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received and recorded this 11 day of FEB A.D. 1958 at 12:16 o'clock P.M.
Noted in Book 89 Page 621
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register

PROVIDENT TRUST COMPANY

Guara
Kansas C

WARRANTY DEED

For and in Consideration of the sum of Ten & NO/100ths - - - - - - - - - - - - - - -

($10.00) DOLLARS

cash in hand paid by Nell Louise B. Harman, and other good and valuable considerations, the receipt of which is hereby acknowledged. And the assumption by the said Nell Louise B. Harman of $8774.22, representing the unpaid balance of an original loan of $10,250.00, secured by deed of Trust to Louis R. Linx, Trustee of record in Book 2223, page 495, Register's Office for Davidson County, Tenn.

We, JAMES I. RITCHIE and wife, GERALDINE M. RITCHIE,

have bargained and sold, and by these presents do transfer and convey unto the said NELL LOUISE B. HARMAN, her

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

Land in Davidson County, Tennessee, being Lot No. 28 on the Final Plan of the Hawthorne Subdivision, as of record in Book 1424, page 22, Register's Office for said County.
Said Lot No. 28 fronts 70 feet on the southerly side of Clifton Avenue and runs back 172 feet on the easterly line and 179 feet on the westerly line to a dead line, measuring 81.7 feet thereon.
Being the same real property conveyed to James I. Ritchie and wife, Geraldine M. Ritchie, by deed from Paul Douglas, of record in Book 2202, page 459, said Register's Office.

The above described property is conveyed subject to a ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Clifton Avenue, as shown on plan of record in Book 1424, page 22, Register's Office for Davidson County, Tennessee.
Also subject to restrictive covenants contained in deed from John H. Noel, Jr., et al, Trustees, to R. M. Condra, Trustee, of record in Book 1454, page 70 and additional restrictive covenants of record in Book 1491, page 439, said Register's Office.

Taxes for 1958 assumed by purchaser, same having been pro-rated as of date hereof.

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