K 2739

WARRANTY DEED

FROM

S. BRIGGS BURKHALTER AND WIFE,

ELIZABETH H. BURKHALTER

TO

STEVE H. CAMPBELL AND WIFE,

RUBY H. CAMPBELL

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 21 day of Feb A.D. 1958

at 3:09 o'clock P.M.

Noted in Book 89 Page 676

Recorded in Book Page

Recording Fee $2.00

County Register

By Dept. Reg.

Published by [illegible]

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of ---------- ($1.00) ----------

---------- ONE AND NO/100 ---------- DOLLARS

cash in hand paid by Steve H. Cambpell and wife, Ruby H. Campbell, and other good and valuable considerations, receipt of which is hereby acknowledged, and for the remainder of said consideration amounting to NINE THOUSAND TWO HUNDRED TWENTY AND 94/100 ($9220.94) DOLLARS, the said Grantees have expressly assumed and agreed to pay the unpaid balance of a first mortgage loan, originally in the amount of TEN THOUSAND AND NO/100 ($10,000.00) DOLLARS, and said Grantees agree to pay the installment due March 1, 1958, and all subsequent installments, said debt being more fully described in and secured by a Deed of Trust executed by S. Briggs Burkhalter and wife, Elizabeth H. Burkhalter, to Calvin Cockrill, Trustee, dated June 1, 1956, of record in Book 2526, page 546, Register's Office for Davidson County, Tennessee;

we, S. Briggs Burkhalter and wife, Elizabeth H. Burkhalter,

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

---------- Steve H. Campbell and wife, Ruby H. Campbell, ----------

---------- their heirs and assigns, a certain tract or parcel of

land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the Easterly part of Lot No. 2 on the Map of Matthews Place, of record in Book 1424, page 61, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Greenwood Avenue, 30 feet east of the corner of Lots Nos. 1 and 2; thence southerly parallel to the line between said lots, 198 feet more or less to the north line of Lot No. 3; thence with the line between Lots Nos. 2 and 3, easterly 60 feet to the westerly margin of Matthews Place; thence with the margin of the same, northerly 178.71 feet to the beginning of a curve; thence around said curve, northwesterly 31.36 feet to the south margin of Greenwood Avenue; thence with the margin of the same, westerly 40.05 feet to the point of beginning.

Being the same property conveyed to S. Briggs Burkhalter and wife, Elizabeth H. Burkhalter, by deed from Hampton Burkhalter and wife, of record in Book 1633, page 351, said Register's Office.

This conveyance is made subject to restrictions and easement of record in Book 1633, page 314, as amended by instrument of record in Book 1814, page 565, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 1424, page 61, which shows a 35-foot set-back line from Greenwood Avenue, a 20-foot set-back line from Matthews Place, and a 10-foot easement for public utilities along the southerly rear line of the lot.

G 229