K 2794

WARRANTY DEED

FROM F. W. Parker et ux

87184

TO Frank H. Dunklin et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of JUL 1954 at 10 o'clock A.M.
Noted in Book 40 Page 163
Recorded in Book ____ Page ____
Recording Fee $ 2.00
JAMES P. WILSON, Register
By ____ D.C.

WARRANTY DEED

For and in Consideration of the sum of fifteen thousand five hundred and no/100 ($15,500.00) DOLLARS

of which sum $4,169.27 has been paid in cash by Frank H. Dunklin and wife, Katherine S. Dunklin, the receipt of which is hereby acknowledged, and in further consideration, Frank H. Dunklin and wife, Katherine S. Dunklin have assumed and agreed to pay the unpaid balance of $11,330.73 of a note in the original amount of $13,200.00, dated April 2, 1954, with interest from date at the rate of 4½% per annum on the unpaid balance until paid, said principal and interest shall be payable in monthly installments of $83.56, commencing on the first day of May, 1954, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of April, 1974, and said note is secured by a deed of trust executed by F. W. Parker and wife, Julia Parker to E. A. Covington, Trustee, dated April 2, 1954, filed April 6, 1954, and recorded in Book 2256, page 53, Register's Office for Davidson County, Tennessee.

We, F. W. Parker and wife, Julia Parker,

have bargained and sold, and by these presents do transfer and convey unto the said Frank H. Dunklin and wife, Katherine S. Dunklin, their

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

Being lots Nos. 7 and 8 of Block "F" on the plan of Jackson Park, Section No. 2, as of record in Book 843, page 21, Register's Office for said County.

Said lots Nos. 7 and 8 front together 120 feet on the southerly side of Kenwood Drive and run back 182 feet 6 inches on the westerly line and 141 feet on the easterly line to a dead line, measuring 110 feet thereon.

Being the same real property conveyed to F. W. Parker and wife, Julia Parker, by deed from Lovell Tabor and wife, dated April 1, 1954, filed April 6, 1954, and recorded in Book 2273, page 555, said Register's Office.

This conveyance is made subject to restrictive covenant contained in deed from William Carter Story and wife, to Lovell Tabor and wife, dated May 17, 1949, filed August 16, 1949, and recorded in Book 1733, page 17, said Register's Office.

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