K 2795

WARRANTY DEED

FROM

Robert Dean Eastridge, et ux

TO

William A. Jones, Jr., et ux

Complimenta of
...y Title Company
A Division of
... Title Insurance Company
...erican Trust Building
... Cor. Third & Union
...VILLE, TENNESSEE

16154.07

For and in Consideration of the sum of Ten ($10.00) DOLLARS

cash in hand paid by William A. Jones, Jr. and wife, Ethel A. Jones, receipt of which is hereby acknowledged and other good and valuable considerations including the assumption of and agreement to pay by William A. Jones, Jr. and wife, Ethel A. Jones of the unpaid balance of $14,778.07 of a note in the original amount of $15,000.00, dated August 12, 1957, with interest from date at the rate of 4½% per annum on the unpaid balance until paid. Said principal and interest is payable in monthly installments of $76.05 each on the first day of each month until the principal and interest are fully paid, the final payment, if not sooner paid, being due and payable on August 1, 1987, and said note is secured by a deed of trust executed by Robert Dean Eastridge and wife to Herschel Greer, Trustee, dated August 12, 1957, and filed August 15, 1957 and recorded in book 2665, page 135, Register's Office for Davidson County, Tennessee and assigned to the Federal National Mortgage Association by instrument recorded in book 2668, page 297, said Register's Office,

We, Robert Dean Eastridge and wife, Verley Layne Eastridge have bargained and sold, and by these presents do transfer and convey unto the said William A. Jones, Jr. and wife, Ethel A. Jones 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. 108 on the Plan of Crievewood, as of record in book 2331, page 99, Register's Office for said County, described as follows: Beginning on the northeasterly margin of Marchant Drive at the corner of lots Nos. 107 and 108; thence with the line between said two lots, northeasterly 216.3 feet; thence north 89° 38' west 154.7 feet to a concrete monument; thence north 3° 09' east 6.1 feet to the corner of lots Nos. 108 and 109; thence with the line between said two lots southwestwardly 97.65 feet to the northeasterly margin of Marchant Drive; thence with same, southeasterly 80 feet to the beginning. Being the same real property conveyed to Robert Dean Eastridge and wife, Verley Layne Eastridge, by deed from Joe Zeitlin, et al, partners, doing business as Martin Construction Company, dated August 12, 1957, filed August 15, 1957, and recorded in book 2693, page 481, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the northeasterly line of premises, anchor easement at the southwest corner of premises, 40-foot building setback line from Marchant Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 99, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved and not then if less area results than established by restrictions on property and to restrictive covenants contained in an instrument executed by Martin Construction Company, dated February 2, 1956, filed February 6, 1956, and recorded in book 2491,

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