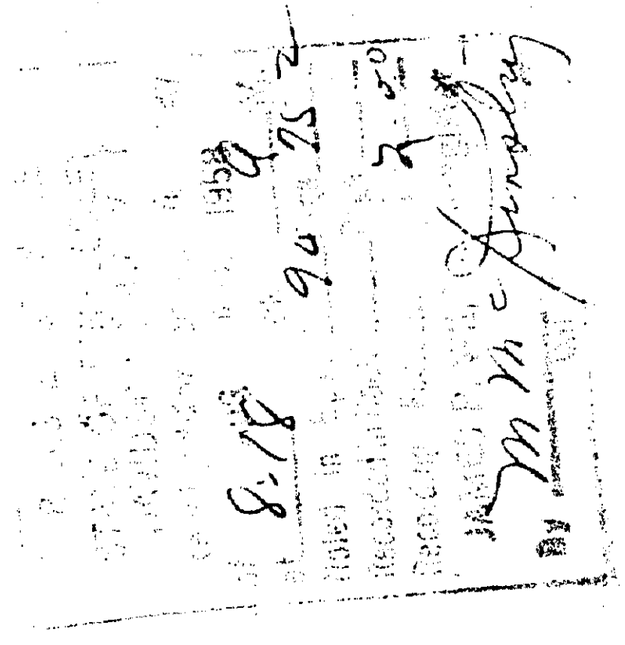
K 2799

WARRANTY DEED

FROM Dewey Whittle, et ux

TO John W. Rickman, et ux



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

For and in Consideration of the sum of Twelve Thousand, Nine Hundred, Fifty ($12,950.00) DOLLARS of which sum $2,831.30 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount John W. Rickman and wife, Laura Rickman have assumed and agreed to pay the unpaid balance of $10,118.70 of a note dated June 21, 1955 in the original amount of $11,000.00, with interest at the rate of 4½% per annum; said principal and interest being payable in monthly installments of $55.77, commencing on the first day of July, 1955, 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 June, 1985, said note is secured by a deed of trust executed by Dewey Whittle and wife, Tennie G. Whittle, to Ferris C. Bailey, Trustee, dated June 21, 1955, filed June 23, 1955, and recorded in book 2420, page 193, Register's Office for Davidson County, Tennessee, and said deed of trust and note were assigned to the Union Dime Savings Bank by an instrument dated July 27, 1955, filed August 12, 1955, and recorded in book 2430, page 468, said Register's Office,

we, Dewey Whittle and wife, Tennie G. Whittle have bargained and sold, and by these presents do transfer and convey unto the said John W. Rickman and wife, Laura Rickman, 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. 208 on the Plan of Woodberry Park, as of record in book 2133, pages 117, 118 and 119, Register's Office for said County. Said lot No. 208 is described as beginning at a point on the easterly margin of Seneca Drive, the common corner of lots Nos. 207 and 208; thence with the line between said lots, northeastwardly 120 feet to a corner of lot No. 209; thence with the line between lots Nos. 209 and 208; northwestwardly 100 feet to the southerly margin of Seneca Court; thence with the margin of said Court, southwestwardly 101.6 feet to the beginning of a curve; thence along said curve, southwardly 39.3 feet to a point on the easterly margin of Seneca Drive; thence with the margin of said Drive, southeastwardly 75 feet to the beginning. Being part of the real property conveyed to Dewey Whittle and wife, Tennie G. Whittle, by deed from York Construction Company, dated June 21, 1955, filed June 23, 1955, and recorded in book 2437, page 587, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along easterly line of premises, 50-foot building setback line from Seneca Drive, 35-foot building setback line from Seneca Court, and conditions of owners certificate, as shown on plan of record in book 2133, page 117, 118 and 119, 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 Andrew Ewing, Trustee, dated