K 2804

WARRANTY DEED

FROM Paul A. Justice, et ux

TO Stokley R. Richardson, et ux

2:16 PM May 28 1954 169
$3.00
Recorded
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 nine thousand, six hundred, sixty-one and 39/100----------($9,661.39)---------- DOLLARS of which sum $1,800.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Stokley R. Richardson and wife, Barbara S. Richardson have assumed and agreed to pay the unpaid balance of $7,861.39 of a note in the original amount of $8,750.00 dated May 25, 1954, with interest from date at the rate of 4½% per annum, payable in monthly installments of $48.65, on the first day of each month until the principal and interest are fully paid, and said note is secured by a deed of trust executed by Paul A. Justice and wife, Lola Jones Justice, to James L. Bass, Trustee, dated May 25, 1954, filed May 28, 1954, and recorded in book 2263, page 323, said REgister's Office, said note and deed of trust securing same were assigned to The Prudential Insurance Company of America, by an instrument dated August 16, 1954, filed August, 17, 1954, and recorded in book 2311, page 28, said Register's Office.

We, Paul A. Justice and Wife, Lola Jones Justice have bargained and sold, and by these presents do transfer and convey unto the said Stokley R. Richardson and wife, Barbara S. Richardson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th, formerly the 12th, Civil District of Davidson County, Tennessee, being lot No. 102 on the Plan of Richland Meadows, Section2, as of record in book 2083, page 72, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Bon Air Circle at the southeast corner of lot No. 103 on said plan; thence with the line between said lots Nos. 102 and 103, northwardly 212 feet to the southern boundary line of Lot No. 108 on said plan; thence with the line between said lots Nos. 102 and 108, eastwardly 96.2 feet to the center of Richland Creek; thence with the center of said Creek, south 41° 08' east 31 feet to the northwest corner of lot No. 101 on said plan; thence with the line between said lots Nos. 101 and 102, southwardly 231.1 feet to the northerly margin of said Bon Air Circle; thence with the northerly margin of said Circle, westwardly 55 feet to the beginning.

Being the same real property conveyed to Paul A. Justice and wife, Lola Jones Justice, by deed from Richland Development Company, dated May 25, 1954, filed May 28, 1954, and recorded in book 2280, page 5, said Register's Office.

This conveyance is made subject to a ten-foot utility easement along rear portion of premises, two 10-foot sewer easements across rear portion of premises, anchor easement at southeast corner of premises, and 30-foot building setback line from Bon Air Circle, as shown on plan of record in book 2083, page 72, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an

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