K 2805

98171

WARRANTY DEED

FROM

William T. Pearson, et ux

TO

Jimmy O. Williams, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day
of SEP A.D. 1958
at 12:00 o'clock M.
Noted in Book 71 Page 213
Recorded in Book Page
Recording Fee 2.20
JAMES P. WILSON, Register
By M. McAnally D.C.

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 Ten ($10.00) DOLLARS

cash in hand paid by Jimmy O. Williams and wife, Joyce M. Williams and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the remaining amount Jimmy O. Williams and wife, Joyce M. Williams have assumed and agreed to pay the unpaid balance of $12,532.31 of a note in the original amount of $13,000.00 dated June 1, 1956, with interest from date at the rate of 4½% per annum on the unpaid balance until paid. Principal and interest shall be payable in monthly installments of $65.91, commencing on the first day of July, 1956, and continuing 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, 1986, said note is secured by a deed of trust executed by Charles Wayne Carson and wife, Sally Carson, to Herschel Greer, Trustee, dated June 1, 1956, filed June 5, 1956, and recorded in book 2523, page 537, Register's Office for Davidson County, Tennessee, said note and deed of trust securing same were assigned to Federal National Mortgage Association, by an instrument dated August 8, 1956, filed August 9, 1956, and recorded in book 2560, page 624, said Register's Office.

we, William T. Pearson and wife; Margaret A. Pearson have bargained and sold, and by these presents do transfer and convey unto the said Jimmy O. Williams and wife, Joyce M. Williams 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. 151 on the Plan of Bellshire Estates, Section 5, as of record in book 2133, page 114, Register's Office for said County. Said lot No. 151 fronts 156 feet on the southerly side of Bellshire Drive and extends back 258.4 feet on the westerly line and 260.7 feet on the easterly line to a dead line, measuring 156 feet thereon.

Being the same real property conveyed to William T. Pearson and wife, Margaret A. Pearson, by deed from Charles Wayne Carson and wife, dated March 24, 1958, filed April 15, 1958, and recorded in book 2745, page 83, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the southerly line of premises, anchor easement at the northwest corner of premises, 60-foot building setback line from Bellshire Drive, and conditions of owners certificate as shown on plan in book 2133, page 114, said Register's Office, and to restrictive covenants contained in an instrument executed by Bellshire Properties, Inc., dated August 17, 1954, filed August 17, 1954, and recorded in book 2294, page 346, said Register's Office.

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