K 2807

WARRANTY DEED

FROM Charles A. Hershiser, et ux

TO William Newell, et ux

Compliments of
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DOCUMENTARY
DOCUMENTARY

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

cash in hand paid by William Newell and wife, Edna G. Newell and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the remaining amount, William Newell and wife, Edna G. Newell have assumed and agreed to pay the unpaid balance of $13,358.34 of a note in the original amount of $14,500.00 dated February 24, 1955, 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 $80.62, commencing on the first day of April, 1955, 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 March, 1980, and said note is secured by a deed of trust executed by Charles A. Hershiser and wife, Barbara H. Hershiser, to Herschel Greer, Trustee, dated February 24, 1955, filed March 4, 1955, and recorded in book 2381, page 51, Register's Office for Davidson County, Tennessee,

we, Charles A. Hershiser and wife, Barbara H. Hershiser

have bargained and sold, and by these presents do transfer and convey unto the said William Newell and wife, Edna G. Newell

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. 137 on the Map of Maplecrest Subdivision, as of record in book 1835, page 27, Register's Office for said County. Said lot No. 137 fronts 95 feet on the northerly side of Denneywood Drive, and extends back between lines, 172 feet on the easterly line, and 176.2 feet on the westerly line to a dead line in the rear measuring 85 feet thereon.

Being the same real property conveyed to Charles A. Hershiser and wife, Barbara H. Hershiser, by deed from Lowell Walker and wife, dated February 24, 1955, filed March 4, 1955, and recorded in book 2345, page 61, said Register's Office.

This conveyance is made subject to a twenty-foot easement for public utilities along the rear line of premises, 40-foot building setback line from Denneywood Drive, and conditions of owners certificate, as shown on plan of record in book 1835, page 27, said Register's Office, and to restrictive covenants contained in an instrument executed by R. Walker Smith, Trustee, of record in book 1874, page 452, said Register's Office.

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