BK 2810

WARRANTY DEED

FROM 30867

Felix Barnes, et ux

TO

Herbert M. Wade, et ux

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1.65 ONE DOLLAR AND 65 CENTS

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 24 day of OCT A.D. 1959 at 2:16 o'clock P M.
Noted in Book 91 Page 434
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McKinney D.R.

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 and no/100----------
----------($10.00)----------DOLLARS
cash in hand paid by Herbert M. Wade and wife, Juanita Wade and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and for the remaining amount Herbert M. Wade and wife, Juanita Wade have assumed and agreed to pay the unpaid balance of $9,283.92 of a note in the original amount of $9,550.00, dated June 17, 1957, 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 $53.09, commencing on the first day of August, 1957, 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 July, 1982, and said note is secured by a deed of trust executed by Felix Barnes and wife, Lora D. Barnes to John W. Murphree, Trustee, dated June 17, 1957, filed June 20, 1957, and recorded in book 2625, page 423, Register's Office for Davidson County, Tennessee and said note and deed of trust securing same were assigned to the East River Savings Bank by an instrument of record in book 2631, page 24, said Register's Office,

we, Felix Barnes and wife, Lora D. Barnes

have bargained and sold, and by these presents do transfer and convey unto the said Herbert M. Wade and wife, Juanita Wade, 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. 36 on the Plan of Sharpe Park, of record in book 2330, page 105, Register's Office for said County, and described as follows:
Beginning at a point in the northerly margin of Imperial Drive at the corner of lots 36 and 37; thence with the line between said lots, northwardly 237.5 feet to a point; thence westwardly 118.5 feet to a point in the easterly margin of Lylewood Drive; thence with the margin of the same southerly 226.92 feet to a concrete monument at the beginning of a curve; thence around said curve southeasterly 31.39 feet to a point in the northerly margin of Imperial Drive; thence with the margin of the same eastwardly 143.43 feet to the point of beginning.
Being the same real property conveyed to Felix Barnes and wife, Lora D. Barnes by deed from Brentwood Homes, Inc. of record in book 2651, page 77, said Register's Office,
This conveyance is made subject to restrictions of record in book 1787, page 403; book 2499, page 289, book 2538, page 99, book 2635, page 535, said Register's Office, and to a 10-foot utility easement along the northerly line of premises, 8x50 overhang easement at the southwesterly corner of premises, 80-foot building setback line from Imperial Drive, 60-foot building setback line from Lylewood Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 105, said Register's Office.

PG 445