K 2862

WARRANTY DEED

FROM 15504

Charles Rice et ux

TO

William A. Shirley

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of JAN A.D. 1969 at 2:45 o'clock P.M.
Noted in Book 42 Page 15
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

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

11/12/68 $ 15.00-45

WARRANTY DEED

For and in Consideration of the sum of eighteen thousand, two hundred, seventy and no/100----------($18,270.00)---------DOLLARS of which sum $5,226.96 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount William A. Shirley has assumed and agreed to pay the unpaid balance of $13,043.04 of a note in the original amount of $14,500.00 dated July 11, 1955, with interest at the rate of 4½% per annum, and a service fee of 1% per annum, said principal and interest and service fee, payable $99.75 on the 1st day of August, 1955, and a like sum on the same day of each month thereafter, to be applied first to interest and service fee on the unpaid balance and the remainder to principal until said debt is paid in full, said note is secured by a deed of trust executed by Richard Rice, et al., to Louis R. Linx, Trustee, dated July 11, 1955, filed July 12, 1955, and recorded in book 2424, page 67, Register's Office for Davidson County, Tennessee,

we,
Charles Rice and wife, Frances P. Rice

have bargained and sold, and by these presents do transfer and convey unto the said

William A. Shirley, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 1 on the Map of Eastland Acres, Section 1, as of record in book 2133, page 103, Register's Office for said County, described as follows:
Beginning on the southerly margin of Eastland Avenue at the corner of lots Nos. 1 and 2; thence with the line between said two lots southwardly 170 feet to the southwest corner of lot No. 2; thence with the line between lots Nos. 1, 10 and 11 westwardly 148.4 feet to the easterly margin of Riverside Drive; thence with same northwardly 144.7 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 38.9 feet to the southerly margin of Eastland Avenue; thence with same eastwardly 121.5 feet to the beginning.
Being the same real property conveyed to Charles Rice by deed from O. F. Ramsey and wife, dated July 6, 1955, filed July 12, 1955, of record in book 2440, page 237, said Register's Office and by deed from Richard Rice and wife, dated August 12, 1955, filed August 19, 1955, and recorded in book 2446, page 225, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 50-foot building setback line from Riverside Drive, 60-foot building setback line from Eastland Avenue and conditions of owners certificate as shown on plan in book 2133, page 103, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2284, page 612, said Register's Office.

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