K 2863

WARRANTY DEED

FROM Joe Law, et ux

TO Edward F. Smith, et ux

12136 9-24-1958 1.10



WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------

----------($10.00)----------DOLLARS

cash in hand paid by Edward F. Smith and wife, Rachel S. Smith and other good and valuable considerations, the receipt of all of which is acknowledged, and in further consideration, Edward F. Smith and wife, Rachel S. Smith have assumed and agreed to pay the unpaid balance of $10,476.94 of a note in the original amount of $11,200.00 dated October 7, 1955, with interest from date at the rate of 4½% per annum on the unpaid balance until paid, said principal and interest payable in monthly installments of $56.78, commencing on the 1st. day of December 1955, and 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 1st. day of November, 1985, and said note is secured by a deed of trust executed by Harley W. Jackson and wife, to Miller Kimbrough, Trustee, dated October 7, 1955, filed October 7, 1955, of record in book 2462, page 135, Register's Office for Davidson County, Tennessee,

we, Joe Law and wife, Betty S. Law

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

Edward F. Smith and wife, Rachel S. Smith, 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. 5 on the Plan of Gra-Mar Acres, Section4, as of record in book 2330, page 8, Register's Office for said County. Said lot No. 5 fronts 135 feet on the westerly side of Gra-Mar Drive and extends back 384.2 feet on the northerly line and 215 feet on the southerly line to a dead line, measuring 218 feet thereon. Being the same real property conveyed to Joe Law and wife, Betty S. Law, by deed from Harley W. Jackson and wife, dated July 18, 1958, filed July 18, 1958, and recorded in book 2797, page 162, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along the westerly line of premises; 75-foot building setback line from Gra-Mar Drive, and conditions of owners certificate as shown on plan in book 2330, page 8, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2339, page 53, said Register's Office.

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