K 2864

Sun. 1 Sr 1147

WARRANTY DEED

FROM

Samuel W. Beazley, et ux

12058

TO

James R. Mackie, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day
of JAN A.D. 1954 at 4:21 P.M.
Noted in Book 2213 Page 323
Recording Fee $2.00
JAMES P. [illegible]SON, Register
By [illegible]

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

WARRANTY DEED

For and in Consideration of the sum of twenty-five thousand, five hundred and no/100----------($25,500.00)---------- DOLLARS of which sum $13,457.84 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount James R. Mackie and wife, Helen O. Mackie have assumed and agreed to pay the unpaid balance of $12,042.16 of a note in the original amount of $14,500.00, dated August 18, 1953, with interest at the rate of 5% per annum, on the unpaid balance, said note provides for the payment of said principal and interest at the rate of $273.76 per month, to be applied first to interest and the remainder to principal, and said note is secured by a deed of trust executed by Samuel W. Beazley and wife, Marie G. Beazley, to Louis Leftwich, Jr., Trustee, dated August 18, 1953, filed August 18, 1953, and recorded in book 2213, page 323, Register's Office for Davidson County, Tennessee,

we, Samuel W. Beazley and wife, Marie G. Beazley

have bargained and sold, and by these presents do transfer and convey unto the said James R. Mackie and wife, Helen O. Mackie, 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. 286 on the Map of West Meade Farms, Inc., Section "P", as of record in book 2133, page 22, Register's Office for said County.
Said lot 286 fronts 134 feet on the southerly side of Bresslyn Road and runs back 368.4 feet on the easterly line and 368.1 feet on the westerly line, to a dead line, measuring 166.1 feet thereon.
Being the same property conveyed to Samuel W. Beazley and wife, Marie G. Beazley by deed from West Meade Farms, Inc., dated February 2, 1953, filed February 4, 1953, and recorded in book 2134, page 329, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along the rear line of premises, 100-foot building setback line from Bresslyn Road and conditions of owners certificate, as shown on plan of record in book 2133, page 22, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2103, page 279, said Register's Office.

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