K 2876

WARRANTY DEED

FROM 19910 ✓
Kenneth P. McDougal, et ux

TO
Frank H. Hughes

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
of FEB A.D. 1959
at 1:23 o'clock P M.
Noted in Book 62 Page 351
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Mc Fenton D.T.R.

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 sixteen thousand, five hundred and no/100----------($16,500.00)---------- DOLLARS of which sum $3,594.97 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Frank H. Hughes, widower, has assumed and agreed to pay the unpaid balance of $12,905.03 of a note in the original amount of $13,100.00, dated April 9, 1958, with interest from date at the rate of 5-1/4% per annum on the unpaid balance until paid. The said principal and interest shall be payable in monthly installments of $78.60, commencing on the first day of June, 1958, 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 first day of May, 1983, and said note is secured by a deed of trust of record in book 2762, page 161, Register's Office for Davidson County, Tennessee,

we, Kenneth P. McDougal and wife, Annitta J. McDougal

have bargained and sold, and by these presents do transfer and convey unto the said Frank H. Hughes, widower, 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. 40 on the Plan of Merry Oaks, Section II, as of record in book 2133, page 8, Register's Office for said County. Said lot No. 40 fronts 88 feet on the southerly side of McFarland Road, formerly Woodberry Drive, and runs back 173 feet on the easterly line and 166.7 feet on the westerly line, to a dead line in the rear, measuring 88.1 feet thereon, said dead line being the center line of a TVA Transmission Line Easement. Being the same real property conveyed to Kenneth P. McDougal and wife, Annitta J. McDougal, by deed from J. B. Gooch and wife, dated April 9, 1958, filed April 14, 1958, and recorded in book 2745, page 1, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the southerly line of premises, T.V.A. transmission line across southerly part of premises, 40-foot building setback line from McFarland Road, formerly Woodberry Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 8, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2096, page 1, said Register's Office.

PG 615