K 2876

WARRANTY DEED

FROM 19922

Peggy Jo Patton, et al

TO

Albert L. Yunker, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16
of FEB A.D. 1959
at 7:36 o'clock P
Noted in Book 92 Page 351
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] 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

WARRANTY DEED

For and in Consideration of the sum of fourteen thousand, seven-two and 47/100-
----------($14,072.47)----------DOLLARS
of which sum $1,750.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Albert L. Yunker and wife, Mary Stone Yunker have assumed and agreed to pay the unpaid balance of $12,322.47 of a note in the original amount of $12,500.00, dated February 14, 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 $69.13, commencing on the first day of March, 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 February, 1988, and said note is secured by a deed of trust of record in book 2754, page 311, Register's Office for Davidson County, Tennessee,

we, Peggy Jo Patton, Betty Ann Patton and Ada H. Patton
have bargained and sold, and by these presents do transfer and convey unto the said
Albert L. Yunker and wife, Mary Stone Yunker, 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. 165 on the Plan of Eastland Acres, Section III, as of record in book 2331, page 41, Register's Office for said County, as amended by instrument of record in book 2707, page 231, said Register's Office.
Said lot No. 165 fronts 48.3 feet on the easterly side of Brittany Court and runs back 347 feet on the northwesterly line and 152.8 feet on the southerly line to a dead line in the rear, measuring 351.2 feet thereon.
Being the same real property conveyed to Peggy Jo Patton, Betty Ann Patton, and Ada H. Patton, by deed from James S. Jones and Charles R. Land, dated February 14, 1958, filed February 17, 1958 and recorded in book 2738, page 317, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the easterly line of premises, 40-foot building setback line from Brittany Court, and conditions of owners certificate as shown on plan of record in book 2331, page 41, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2438, page 176, said Register's Office.

G 627