K 2878

WARRANTY DEED

FROM Beulah Ann Pratt

TO H. L. Fuqua, et ux

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY FILED DEC 25 1959 3:05 PM BOOK 2878 PAGE 265 2.50

Compliments of Title Company ance Company Building Union SHVILLE, TENNESSEE

DOCUMENTARY 50 CENTS

DOCUMENTARY 5 CENTS

WARRANTY DEED

For and in Consideration of the sum of ten and no/100 ($10.00) DOLLARS cash in hand paid by H. L. Fuqua and wife, Annie Mai Fuqua and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration H. L. Fuqua and wife, Annie Mai Fuqua have assumed and agreed to pay the unpaid balance of $8,477.23 of a note in the original amount of $9,700.00, dated December 21, 1953, with interest from date at the rate of 4½% per annum on the unpaid balance until paid, payable in monthly installments of $53.93, commencing on the first day of January, 1954, 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 December, 1978, and said note is secured by a deed of trust of record in book 2229, page 401, Register's Office for Davidson County, Tennessee,

I, Beulah Ann Pratt have bargained and sold, and by these presents do transfer and convey unto the said H. L. Fuqua and wife, Annie Mai Fuqua, 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. 46 on the Map of Brentwood Hall, Section3, as of record in book 2133, page 14, Register's Office for said County.
Said lot No. 46 fronts 77 feet on the southerly side of Landon Drive and extends back between lines 203.3 feet on the easterly line and 202.1 feet on the westerly line to a dead line in the rear on which it measures 77 feet.
Being the same real property conveyed to Beulah Ann Pratt by deed from Saunders F. Caldwell and wife, dated July 14, 1954, filed July 15, 1954, and recorded in book 2290, page 311, 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 Landon Drive, anchor easement in northwest corner, and conditions of owners certificate, as shown on plan of record in book 2133, page 14, said Register's Office, and to restrictive covenant contained in an instrument of record in book 1788, page 143, said Register's Office, and to restrictive covenants contained in deed of record in book 2084, page 409, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2098, page 71, said Register's Office.

PG 265