K 2879

DO NOT PUBLISH

WARRANTY DEED

FROM

THOMAS W. BARNES ET UX

TO

RALPH D. ERICKSON ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of MAR A.D. 1959 at 10:46 o'clock A.M.
Noted in Book 42 Page 487
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

Compliments of
Guaranty Title Company

PROVIDENT TRUST COMPANY

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100ths - ($10.00) - - DOLLARS

cash in hand paid by RALPH D. ERICKSON and wife, BETTY JEAN ERICKSON, and other good and valuable considerations the receipt of which is hereby acknowledged and the said RALPH D. ERICKSON, and wife hereby assume and agree to pay the sum of Thirteen Thousand Two Hundred Eighty & 18/100ths ($13,280.18) Dollars representing the unpaid principal balance of a loan in the original amount of $13,500.00 secured by a deed of trust to Louis R. Linx, Trustee of record in Book 2764, page 145, Register's Office for Davidson County, Tennessee to which reference is hereby made.

We, THOMAS W. BARNES and wife, MADELINE C. BARNES

have bargained and sold, and by these presents do transfer and convey unto the said RALPH D. ERICKSON and wife, BETTY JEAN ERICKSON, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Section 1, West Meade Addition, as of record in book 2330, page 114, Register's Office for said County.
Said lot No. 6 fronts 139.3 feet on the northerly side of West Meade Drive and runs back 372.5 feet on the westerly line and 297 feet on the easterly line to a dead line in the rear on which it measures 157.8 feet.
Being the same real property conveyed to Thomas W. Barnes and wife, Madeline C. Barnes, by deed from N. C. Dunn, Jr. and wife, of record in book 2746, page 311, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the northerly line of premises, 60-foot building setback line from West Meade Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 114, Register's Office for Davidson County, Tennessee and Restrictive Covenants contained in an instrument executed by Wilson-Bates, Inc. dated June 13, 1957, filed June 13, 1957 of record in book 2650, page 221, said Register's Office.

The taxes for 1959 have been pro-rated and assumed by purchasers.

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