K 2908

WARRANTY DEED

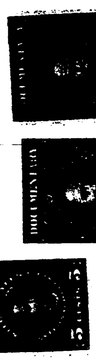
FROM 35283

SARAH VANCLEAVE BEASLEY

TO

FLOSSIE G. HALES AND

LILLIE MAI GARRETT



STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 JUN A.D. 1959
at 9:42 o'clock
Noted in Book 93 Page 200
Recorded in Book Page
Recording fee $2.00

Register's Office

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 $10.00 - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand paid to me by Flossie G. Hales and Lillie Mai Garrett, the receipt of which is hereby acknowledged, and the assumption by said grantees of an unpaid balance of $12,452.35 which said grantees agree to pay according to the terms and conditions of a deed of trust executed by Thomas W. Beasley and wife, Sarah Beasley, to Louis R. Linx, Trustee, dated October 28, 1957, recorded in Book 2675, page 467, Register's Office for Davidson County, Tennessee, given to secure the original principal sum of $13,000.00, payable to First Federal Savings & Loan Association.

I, Sarah Vancleave Beasley

have bargained and sold, and by these presents do transfer and convey unto the said Flossie G. Hales and Lillie Mai Garrett, as tenants by the entirety,

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. 67 and the northerly 10 feet of Lot No. 68 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67, Register's Office for said County. Said Lot No. 67 and said northerly part of Lot No. 68 front together 85 feet on the easterly side of McNairy Lane and run back 452 feet on the northerly line and 510½ feet, more or less, on the southerly line to the easterly line of said subdivision, measuring 105 feet thereon.

Being the same property conveyed to Sarah Vancleave Beasley by deed from Thomas Woodrow Beasley, of record in Deed Book 2810, page 253, Register's Office for said County.

Subject to restrictive covenants of record in Book 1086, page 573, Book 1081, page 666, as re-recorded in Book 1066, page 421, Register's Office for Davidson County, Tennessee.

The Plan of record in Book 974, page 67, said Register's Office, shows a 50 foot setback line from McNairy Lane, a 10 foot easement for public utilities along the rear line of the lots, and an easement for sewer line across the premises. By instrument of record in Book 1732, page 315, said Register's Office, the 50 foot setback line was amended to read 40 foot setback line, said setback line has not been violated, and future violation will not cause a forfeiture or reversion of title.

PG 539