BK 2910

WARRANTY DEED

FROM 36318
Frank Eugene Trebing, et ux

TO
C. E. Francis, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of JUN A.D. 1959 at 8:39 o'clock A.M.
Noted in Book 93 Page 248
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D.C.

Abstracts and Searches furnished by Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of six thousand, three hundred, sixty-nine and 31/100----------($6,369.31)---------DOLLARS

of which sum $1,000.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount C. E. Francis and wife, Fannie J. Francis take said property subject to the unpaid balance of $5369.31 of a note in the original amount of $7,000.00, dated June 6, 1952, payable in 240 monthly installments of $50.16 each, which installments include interest at the rate of 6% per annum; the first installment falls due and is payable July 1, 1952, and thereafter a like installment falls due and payable on the first day of each succeeding month, and said note is secured by a vendor's lien retained in deed of record in book 2084, page 466, Register's Office for Davidson County, Tennessee,

we, Frank Eugene Trebing and wife, Gladys Miller Trebing have bargained and sold, and by these presents do transfer and convey unto the said C. E. Francis and wife, Fannie J. Francis, 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. 27 on the Plan of Wrenwood, as of record in book 1130, page 55, Register's Office for said County, described as follows:

Beginning on the northerly margin of Nebraska Avenue at the corner of lots Nos. 26 and 27; thence with the line between said two lots northwardly 185.8 feet to the southeast corner of lot No. 31; thence with the southerly line of said lot No. 31 westwardly 25 feet to the corner of lots Nos. 27, 30 and 31; thence with the line between said lots Nos. 27 and 30 southwestwardly 25 feet to the northeast corner of lot No. 29; thence with the easterly line of lots Nos. 29 and 28 southwardly 175.7 feet to the northerly margin of Nebraska Avenue; thence with said Avenue eastwardly 72.8 feet to the beginning.

Being part of the real property conveyed to Frank Eugene Trebing and wife, Gladys Miller Trebing, by deed from John C. Brown and wife, dated June 6, 1952, filed June 6, 1952, and recorded in book 2084, page 466, said Register's Office.

This conveyance is made subject to an easement for water main across northwesterly part of premises, of record in book 370, page 200, said Register's Office, and to a ten-foot easement for public utilities along the westerly and northerly lines of premises and 60-foot building setback line, as shown on plan of record in book 1130, page 55, said Register's Office, and to easements or right-of-ways as set out in deed of record in book 1133, page 8, and also in deed of record in book 1136, page 1, said Register's Office, an easement for sanitary sewer of record in book 1943, page 461, said Register's Office, an easement reserved in deed of record

PG 81