36861

WARRANTY DEED

FROM

Thomas E. Denson, et ux

TO

John S. Baldwin, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day
of JUN A.D. 1959
at 9:00 o'clock A.M.
Noted in Book 93 Page 272
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register

Compliments of
County Title Company
A Division of
City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of ten and no/100 ($10.00) DOLLARS cash in hand paid by John S. Baldwin and wife, Charlotte C. Baldwin, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration, John S. Baldwin and wife, Charlotte C. Baldwin, have assumed and agreed to pay the unpaid balance of $7,616.35 of a note in the original amount of $9,000.00 dated June 20, 1953, with interest from date at the rate of 4-1/4% per annum, and payable in monthly installments of $48.78, and said note is secured by a deed of trust of record in book 2206, page 579, Register's Office for Davidson County, Tennessee,

we, Thomas E. Denson and wife, Betty H. Denson have bargained and sold, and by these presents do transfer and convey unto the said John S. Baldwin and wife, Charlotte C. Baldwin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being lot No. 2 on the Plan of Nicholhurst Subdivision, not of record, described according to a survey made by S. E. Davis, Surveyor, November 26, 1945, as follows:

Beginning on the westerly margin of McGavock Pike at a point 100 feet north of the northerly margin of Selma Avenue being the corner of Lots Nos. 2 and 3; thence with the westerly margin of said Pike northwardly 100 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots westwardly 250 feet to the easterly line of Lot No. 26; thence with said line southwardly 100 feet to the corner of lots Nos. 2 and 3; thence with the line between said two lots eastwardly 250 feet to the beginning.

There is included but excluded from the above described property a strip of land from Station 88 + 04 to Station 90 + 04, average width 8 feet, extending 25 feet on the left of the center line. Length 100 feet, acreage 0.018, conveyed to Davidson County, Tennessee, by deed from Thomas E. Denson and wife, of record in book 1730, page 621, Register's Office for said County.

Being part of the real property conveyed to Thomas E. Denson and wife, Betty H. Denson by deed from Selma H. Friedman, dated September 18, 1947, filed for record October 7, 1947, and recorded in book 1535, page 180, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in book 1535, page 180, said Register's Office.