K 2921

WARRANTY DEED

FROM 37698

Rachael B. Perry

TO

John T. Stephens, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
... record ... day
JUN 4 A.D. 1959
at 3:27 o'clock P.M.
Noted in Book 3 Page 310
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By _____ Dpt. Reg.

Compliments of
Gu... tle Company
Kan... pany

WARRANTY DEED

For and in Consideration of the sum of Fourteen Thousand, Seven Hundred, Fifty and no/100 ($14,750.00) DOLLARS of which sum $4,607.51 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, John T. Stephens and wife, Betty H. Stephens, have assumed and agreed to pay the unpaid balance of $10,142.49 of a note in the original amount of $11,000.00, dated February 15, 1956, with interest from date at the rate of 4½% per annum, and payable in monthly installments of $61.16 and said note is secured by a deed of trust of record inbook 2506, page 381, Register's Office for Davidson County, Tennessee,

I, Rachael B. Perry have bargained and sold, and by these presents do transfer and convey unto the said John T. Stephens and wife, Betty H. Stephens 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. 65 on the Plan of Eastland Acres, Section 2, as of record in book 2331, page 7, Register's Office for said County, described as follows:

Beginning on the westerly margin of Barclay Drive at the corner of lots Nos. 65 and 154; thence with the line between said two lots westerly 240 feet to a point in the eastern boundary line of lot No. 142; thence with the line between lots Nos. 65 and 142 northerly 27 feet to the corner of lots Nos. 65, 68 and 142; thence with the line between lots Nos. 65, 67 and 68 northeasterly 127.7 feet to the southeast corner of lot No. 67; thence north 72° 47' east 121 feet to the westerly margin of Barclay Drive; thence with the same southeasterly 80 feet to the beginning.

Being the same real property conveyed to Rachael B. Perry by deed from B. A. Fudala and wife, dated March 25, 1958, filed March 26, 1958, and recorded in book 2742, page 625, said Register's Office.

This conveyanceis made subject to a ten-foot easement for public utility purposes along the southerly, westerly and part of the northwesterly lines of premises, 40-foot building setback line from Barclay Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 7, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2335 page 386, said Register's Office.

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