K 2923

A 40146

WARRANTY DEED

FROM

Homer L. Anderson, et ux

TO

John C. Webb, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of JUL A.D. 1959 at 2:22 o'clock P.M.
Noted in Book 2923 Page 347
Recorded in Book ____ Page ____
Recording Fee $3.00
JAMES P. WILSON, Register
By ____ D.C.

Compliments of
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 Ten Thousand, Seven Hundred, Eighty and 89/100----------($10,780.89)----------DOLLARS of which sum $2,000.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, John C. Webb and wife, Rita H. Webb, have assumed and agreed to pay the unpaid balance of $8,780.89 of a note in the original amount of $9,550.00, dated November 11, 1954, with interest from date at the rate of 4½% per annum, and payable in monthly installments of $48.42, and said note is secured by a deed of trust of record in book 2353, page 215, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to The Bowery Savings Bank by an instrument of record in book 2360, page 237, said Register's Office.

Homer L. Anderson and wife, Ella R. Anderson have bargained and sold, and by these presents do transfer and convey unto the said John C. Webb and wife, Rita H. Webb 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. 115 on the Plan of Walnut Grove, as of record in book 2133, page 87, Register's Office for said County.

Said lot No. 115 fronts 213.4 feet on the south side of Dearborn Drive and runs back between lines, 186 feet on the west line and 193.4 feet on the east line to a dead line in the rear on which it measures 213.5 feet.

Being the same real property conveyed to Homer L. Anderson and wife, Ella R. Anderson, by deed from Mayfair Homes, Inc., dated November 11, 1954, filed November 12, 1954, and recorded in book 2332, page 95, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the southerly and easterly lines of premises, 10-foot easement for temporary turnaround along part of the northerly line of premises, anchor easement at the northwest corner of premises, 60-foot building setback line from Dearborn Drive, and conditionsof owners certificate, as shown on plan of record in book 2133, page 87, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2271, page 541, said Register' s Office.

PG 349