10 41710

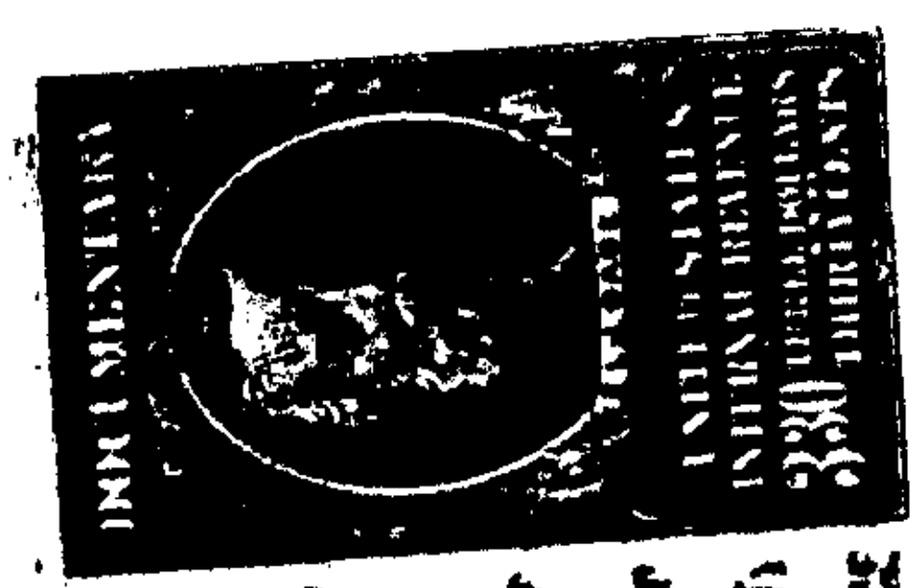
WARRANTY DEED

FROM

John Henry Shropshire et ux

TO

Robert F. Shea et ux



Compliments of
Guaranty Title Co.
A Division of
Kansas City Title Insurance
American Trust Building
S.W. Cor. Third & U
NASHVILLE, TENN.

WARRANTY DEED

For and in Consideration of the sum of TEN & No/100 - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - DOLLARS - - - - - - - - - - - - - -

cash in hand paid by Robert F. Shea and wife Gladys B. Shea and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration Robert F. Shea and wife Gladys B. Shea have assumed and agreed to pay the unpaid balance of $9,800.12 of a note in the original amount of $10,600.00 dated February 21, 1955, with interest from date at the rate of 4½% per annum and payable in monthly installments of $53.71 each beginning on the 1st day of April, 1955, and continuing on the 1st day of each month thereafter until fully paid, and said note is secured by a Deed of Trust of record in Book 2380, page 189, Register's Office for Davidson County, Tennessee,

we, John Henry Shropshire and wife Lola M. Shropshire have bargained and sold, and by these presents do transfer and convey unto the said Robert F. Shea and wife Gladys B. Shea 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. 30 on the Revised Map of Parma Heights, Section II, as of record in Book 2083, Page 71, Register's Office for said County, described as follows:

Beginning at a point in the Easterly margin of Colby Drive, the corner of Lots 30 and 31; thence Northeastwardly with the line between said lots, 103.5 feet to a point in the Westerly margin of Glencoe Acres; thence with the Westerly line of said Subdivision, Southwardly 19 feet to a point; thence continuing with the margin of said Subdivision, Southeastwardly 146 feet to a point in the Northerly margin of Briggs Avenue; thence Southwestwardly with the margin of same, 108.58 feet to a point, the beginning of a curve; thence around said curve, Northwestwardly 42.04 feet to a point in the Easterly margin of Colby Drive; thence Northwestwardly 123.7 feet to the beginning.

Being the same real property conveyed to John Henry Shropshire and wife Lola M. Shropshire, by deed from Ewell L. Harris and wife, Marie M. Harris of record in Book 2883, Page 287, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for public utilities along the Northerly and Northeasterly lines of premises, 20-foot building set-back line from Colby Drive, 40-foot building setback line from Briggs Avenue, and conditions of owners certificate as shown on plan of record in Book 2083, Page 71, said Register's Office; and to restrictive covenants contained in an instrument of record in Book 2153, page 14, said Register's Office.