BK 2926

12873

WARRANTY DEED

FROM

Robert L. Parsons, Jr., et ux

TO

John S. Bransford, Jr., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of JUL A.D. 1959 at 11:05 o'clock A.M.
Noted in Book 93 Page 346
Recorded in Book Page
Recording Fee $3.50
JAMES P. WILSON, Register
By Dept. Reg.

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 Thirty-one Thousand, Two Hundred, Fifty and no/100----------($31,250.00)---------- DOLLARS of which sum $8,846.80 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount John S. Bransford, Jr. and wife, Nell H. Bransford, have assumed and agreed to pay the unpaid balance of $22,403.20 of a note in the original amount of $23,000.00, the balance of the principal sum of said note maturing and being payable on the first day of February, 1983, together with interest thereon as by said note provided, and said note is secured by a deed of trust of record in book 2687, page 295, Register's Office for Davidson County, Tennessee,

we, Robert L. Parsons, Jr., and wife, Margaret R. Parsons have bargained and sold, and by these presents do transfer and convey unto the said John S. Bransford, Jr. and wife, Nell H. Bransford 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. 702 on the Plan of Hillsboro Park, Section VII, of record in book 2330, page 106, Register's Office for said County, Said lot No. 702 fronts 197 feet on the southerly side of Gardendale Drive and runs back between lines 315 feet on the westerly line and 325.7 feet on the easterly line to a dead line in the rear on which it measures 158 feet.

Being the same real property conveyed to Robert L. Parsons, Jr. and wife, Margaret R. Parsons, by deed from Hillsboro Park, Inc., dated June 28, 1957, filed July 30, 1957, and recorded in book 2691, page 437, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises; 75-foot building setback line from Gardendale Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 106, said Register's Office; and to easements and other rights with reference to water lines, mains, and supply as set out in contract of record in book 872, page 505, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2435, page 237, as amended by instrument of record in book 2603, page 440, said Register's Office.

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