K 2929

WARRANTY DEED

FROM 45541 Charles P. Wilson, Jr.

TO A. Ben Groce, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 6 day of AUG A.D. 1959 at 2:20 o'clock P.M.
Noted in Book 23 Page 64
Recorded in Book 2929 Page 1
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

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 and no/100---------- ($10.00) ----------DOLLARS cash in hand paid by A. Ben Groce and wife, Josephine H. Groce and other good and valuable considerations, receipt of all of which is hereby acknowledged, and in further consideration, A. Ben Groce and wife, Josephine H. Groce have assumed and agreed to pay the unpaid balance of a note in the original amount of $18,000.00, with interest at the rate of 5% per annum, and payable in monthly installments of $142.35 each, and said note is secured by a deed of trust of record in book 2383, page 257, Register's Office for Davidson County, Tennessee,

we, Charles P. Wilson, Jr. and wife, Peggy W. Wilson have bargained and sold, and by these presents do transfer and convey unto the said A. Ben Groce and wife, Josephine H. Groce 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 7th Civil District of Davidson County, Tennessee, being the northerly part of lot No. 107 on the plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Hobbs Road at the intersection of the southerly margin of said Hobbs Road and the easterly margin of Lynwood Boulevard; thence with the easterly margin of said Lynwood Boulevard, southwardly 150 feet to a point; thence eastwardly 273 feet, more or less, to a point; thence northwardly 148 feet to a point on the southerly margin of said Hobbs Road; thence with the southerly margin of said Hobbs Road westwardly 307.5 feet, more or less, to the beginning.

Being the same real property conveyed to Charles P. Wilson, Jr. and wife, Peggy W. Wilson, by deed from David K. Wilson and wife, dated December 1, 1948, filed October 19, 1950, and recorded in book 1907, page 356, said Register's Office.

This conveyance is made subject to restrictivecovenants contained in deed of record in book 1361, page 381, said Register's Office.

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