K 2956

WARRANTY DEED

FROM

John Oliver Austin, Jr., et ux

47618

TO

Paul Pryce Thomas, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day
of AUG A.D. 1959
at 9:20 O'clock A.M.
Noted in Book 21 Page 216
Recorded in Book ____ Page ____
Recording Fee $3.20
JAMES P. WILSON, Register
By ____ Dpt. Fee.

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 Twelve Thousand, Five Hundred and no/100-
----------($12,500.00)----------DOLLARS
of which sum $3,348.28 has been paid in cash receipt of which is here by acknowledged, and for the remaining amount Paul Pryce Thomas and wife, Ozy Lee Thomas, have assumed and agreed to pay the unpaid balance of $9,151.72 of a note in the original amount of $9,800.00 with interest at the rate of 4½% per annum and payable in monthly installments of $49.69, and said note is secured by a deed of trust of record in book 2462, page 371, Register's Office for Davidson County, Tennessee,

we, John Oliver Austin, Jr. and wife, Bettie Blackwell Austin have bargained and sold, and by these presents do transfer and convey unto the said Paul Pryce Thomas and wife, Ozy Lee Thomas 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. 153 on the Plan of Woodberry Park, as of record in book 2133, pages 117, 118, and 119, said Register's Office, described as follows:
Beginning on the southeasterly margin of Lorna Drive, at the corner of lots Nos. 152 and 153; thence with the line between said two lots, southeastwardly 208.5 feet; thence southwestwardly 88.1 feet; thence westwardly 49.7 feet to the easterly margin of Seneca Drive; thence with said Drive, northwestwardly 175.1 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 35.9 feet to the southeasterly margin of Lorna Drive; thence with said Drive, northeastwardly 59.7 feet to the beginning.
Being the same real property conveyed to John Oliver Austin, Jr., and wife, Bettie Blackwell Austin, by deed from Karl Parker Simms, and wife, Bettie Blackwell Austin, dated November 19, 1958, filed November 21, 1958, and recorded in book 2855, page 365, Register's Office for said County.
This conveyance is made subject to a right-of-way for pole line of the Southern Bell Telephone & Telegraph Company, as referred to in deed of record in book 981, page 473, said Register's Office; and to easements granted the City of Nashville, acting by and through the Electric Power Board of the City of Nashville, by Robert Neiderhauser, by two instruments, one of record in book 2017, page 592, and the other of record in book 2145, page 20, both of said Register's Office; and to a ten-foot easement across rear of premises forpublic utility purposes, anchor easement in northeast and northwest corners of premises, 65-foot building setback line from Lorna Drive, 35-foot building set-

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