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Book 2874 Page 345

345

WARRANTY DEED

FROM 479.75

Charles W. Hinkle and wife
Eleanor Gill Hinkle

TO

Ben H. Smith and wife
Esta Labelle Smith

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received and recorded 21 day of AUG A.D. 1959 at 2:10 P.M.
Noted in Book 93 Page 225
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D.C.

Attorneys Title Company
Titles Guaranteed
Suite 5 Stahlman Bldg.
NASHVILLE, TENN.

UNITED STATES INTERNAL REVENUE 1.65 ONE DOLLAR AND SIXTY-FIVE CENTS

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten ($10.00) and no/100---------- DOLLARS

Cash in hand paid by Ben H. Smith and wife, Esta Labelle Smith and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the said Ben H. Smith and wife Esta Labelle Smith have assumed and agree to pay the remaining unpaid balance of a certain note which is secured by a deed of trust excuted by Charles W. Hinkle, Jr. and wife, Eleanor Gill Hinkle, to R. Bruce Robertson, Jr., Trustee, of record in book 2426, page 209, Registers office for Davidson County, Tennessee, reference to which is here made for a more particular description of said note and the terms and conditions of said deed of trust the obligations of which have been assumed by said Ben H. Smith and wife, Esta Labelle Smith.

We, Charles W. Hinkle, Jr. and wife Eleanor Gill Hinkle have bargained and sold, and by these presents do transfer and convey unto the said Ben H. Smith and wife, Esta Labelle Smith, 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 8th, formerly the 12th, Civil District of said County being lot No. 115 on the Plan of Richland Meadows, Section 2, as of record in book 2083, page 72, Register's Office for Davidson County, Tennessee.
Said lot No. 115 fronts 60 feet on the westerly side of Meadow Crest Road and extends back 148.5 feet on the northerly line and 148.6 feet on the southerly line to a dead line, measuring 60 feet thereon.
Being part of the property conveyed to Richland Development Company, by deed from W. L. Bainbridge, Jr., and wife, of record in book 2248 page 359, said Register's Office.

This conveyance is made subject to easement for public utilities and 30-foot building setback line, as shown on plan in book 2083, page 72, Register's Office for said County, and easement or easements for 8-inch sewer line as set out in an instrument from W. F. Stephens to Davidson County Board of Education, dated July 23, 1951, filed August 24, 1951, and recorded in book 2018, page 354, Register's Office for said County, and shown as a 10-foot sewer easement on plan in book 2083, page 72, said Register's Office, and restrictive covenants contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged March 1, 1953, filed July 7, 1953, and recorded in book 2152, page 121, Register's Office for said County, and additional restriction contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged September 2, 1953, filed September 2, 1953, and recorded in book 2195, page 256, Register's Office for said County, and this conveyance is made subject to the following:
Under deed from Nashville Land Improvement Company to W. H. Stephens, dated November 7, 1895, filed November 11, 1895, and recorded in book 204, page 369, Register's Office for said County, the fence along the Western side of premises is constituted a party fence.

PG 345