WARRANTY DEED

FROM 53144 ✓
Joseph D. Dillingham, et ux

TO
Robert Leslie Morris, Jr., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of SEP A.D. 1959
at 1:57 o'clock P.M.
Noted in Book 54 Page 76 3
Recorded in Book Prior $ 2.00
Recording Fee
JAMES P. WILSON, Register
By D. Lewis D.C.

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 fourteen thousand, five hundred and no/100----------($14,500.00)--DOLLARS

of which sum $4,330.76 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Robert Leslie Morris, Jr. and wife, Bruce H. Morris have assumed and agreed to pay the unpaid balance of $10,169.24 of a note in the original amount of $11,500.00, dated June 1, 1956, with interest on said principal sum, or on the unpaid balance thereof, at the rate of 5½% per annum from date until paid, payable monthly, said principal and interest being payable on an amortized plan of 240 installments of $79.11 each, the first of such installments being due and payable on the first day of July, 1956, and one on the first day of each succeeding month thereafter for 239 months and until said principal sum together with interest is paid in full, and said note is secured by a deed of trust of record in book 2524, page 283, Register's Office for Davidson County, Tennessee,

we, Joseph D. Dillingham and wife, Rebecca Lampley Dillingham have bargained and sold, and by these presents do transfer and convey unto the said Robert Leslie Morris, Jr. and wife, Bruce H. Morris, 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. 31 of Section IV of Horton Heights, a subdivision of record in book 1835, page 129, Register's Office for said County. Said lot No. 31 fronts 120 feet on the southerly side of Russleo Drive and extends back between lines 144.6 feet on the easterly side and 253 feet on the westerly side to a dead line in the rear, on which it measures 150.6 feet.

Being the same real property conveyed to Joseph D. Dillingham and wife, Rebecca Lampley Dillingham, by deed from W. L. Hailey, dated March 14, 1953, filed March 19, 1953, and recorded in book 2139, page 183, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the southerly line of premises, anchor easement at the northwest corner of premises, 40-foot building setback line from Russleo Drive and conditions of owners certificate, as shown on plan in book 1835, page 129, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2087, page 566, as modified by an instrument of record in book 2093, page 49, said Register's Office.