K 2995

WARRANTY DEED

FROM Charles Porter, Jr., et ux

TO Arthur H. Sanders, Jr., et ux

1134 [illegible]

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record this 1 day of DEC A.D. 1959 at 3:14 o'clock P M.
Noted in Book 44 Page 356
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dpt. Reg.

Compliments of
Guaranty Title Company, [illegible]
Kansas [illegible]

UNITED STATES INTERNAL REVENUE $25 TWO DOLLARS AND FIFTY CENTS DOCUMENTARY

For and in Consideration of the sum of thirteen thousand, seven hundred and no/100---------- ----------($13,700.00)--DOLLARS

of which sum $2,245.27 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Arthur H. Sanders, Jr. and wife, Betty C. Sanders have assumed and agreed to pay the unpaid balance of $11,454.73 of a note in the original amount of $11,650.00, dated September 26, 1958, with interest from date at the rate of 4-3/4% per annum, principal and interest being payable in monthly installments of $60.78 each on the first day of each and every month until the principal and interest have been paid in full, and said note is secured by a deed of trust of record in book 2831, page 409, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing the same were assigned to Federal National Mortgage Association by instrument of record in book 2866, page 388, said Register's Office,

we, Charles Porter, Jr. and wife, Beatrice M. Porter

have bargained and sold, and by these presents do transfer and convey unto the said Arthur H. Sanders, Jr. and wife, Betty C. Sanders, 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. 471, on the Plan of Bellshire Estates, Section "B", of record in book 2331, page 128, Register's Office for said County. Said lot No. 471 fronts 157 feet on the southerly side of Cheshire Drive and extends back 234.7 feet on the easterly line and 365 feet on the westerly line to a dead line, which is a broken line, and measures 219 feet thereon.

Being the same real property conveyed to Charles Porter, Jr. and wife Beatrice M. Porter by deed from Lewis F. Durocher, Jr. and wife, dated March 9, 1959, filed April 3, 1959, of record in book 2331, page 128, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the rear line of premises, anchor easement at the northwest corner of premises, 65-foot building setback line from Cheshire Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 128, said Register's Office, and to an easement 5x20 for public utilities eight feet east of the westerly line of premises and fronting on Cheshire Drive, as set out in instrument of record in book 2738, page 434, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2542, page 415, said Register's Office.

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