K 2996

62498

WARRANTY DEED

FROM

Amon D. Sutton, et ux

TO

George S. Newsom, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9 day of DEC A.D. 1959 2 o'clock P.M.
Noted in Book 74 Page 588
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] 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 eight thousand, five hundred, eighty-four and 95/100----------($8,584.95)---DOLLARS

of which sum $700.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount George S. Newsom and wife, Louise H. Newsom have assumed and agreed to pay the unpaid balance of $7,885.95 of a note in the original amount of $8,250.00 dated September 4, 1957, with interest from date at the rate of 5% per annum, said principal and interest being payable in monthly installments of $48.26 each on the first day of each and every month until the principal and interest are fully paid, and said note is secured by a deed of trust of record in book 2668, page 39, Register's Office for Davidson County, Tennessee,

we, Amon D. Sutton and wife, Peggy B. Sutton

have bargained and sold, and by these presents do transfer and convey unto the said George S.Newsom and wife, Louise H. Newsom, 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. 270 on the Map of Miro Meadows, Third Addition, as of record in book 1424, page 116, Register's Office for said County. Said Lot No. 270 fronts 65 feet on the westerly side of McGavock Pike and runs back between lines, 175 feet on the northerly line and 173.3 feet on the southerly line, to a dead line in the rear on which it measures 70 feet.

Being the same real property conveyed to Amon D. Sutton and wife, Peggy B. Sutton, by deed from Martin F. Walker, Jr. and wife, dated September 4, 1957, filed September 5, 1957, and recorded in book 2696, page 60, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the westerly line of premises, building setback line from McGavock Pike, and conditions of owners certificate, as shown on plan of record in book 1424, page 116, said Register's Office, restrictive covenants contained in deed of record in book 1718, page 435, said Register's Office, restrictive covenant contained in deed of record in book 1718, page 427, said Register's Office, which are the same as in book 1718, page 435, said Register's Office, and to restrictive covenants contained in an instrument of record in book 1710, page 183, said Register's Office, placed upon premises by deed of record in book 1732, page 175, said Register's Office.

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