66094

30 WARRANTY DEED

FROM

William Mark Twilla, Jr., et ux

TO

Lewis Paul Augustin, et ux

[redacted]

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day
of 1959 A.D.
at 9:40 o'clock A M.
Noted in Book 94 Page 251
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register
by
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 Twelve Thousand, Five Hundred, Fifty-Eight and no/100----------($12,558.00)----------DOLLARS of which sum $2,150.00 has been paid in cash, receipt of which is hereby acknowledged, and forthe remaining amount Lewis Paul Augustin and wife, Barbara June Augustin have assumed and agreed to pay the unpaid balance of $10,408.00 of a note in the original amount of $11,500.00 with interest from date at the rate of 4½% per annum and payable in monthly installments of $63.93 and said note is secured by a deed of trust of record in book 2471, page 463, Register's Office for Davidson County Tennessee, said note and deed of trust securing same were assigned to East River Savings Bank by instrument of record in book 2505, page 193, said Register's Office,

we, William Mark Twilla, Jr. and wife, Sarah Robinson Twilla have bargained and sold, and by these presents do transfer and convey unto the said Lewis Paul Augustin and wife, Barbara June Augustin, 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. 33 on the Plan of Section Four, Pleasant Acres, as of record in book 2133, page 121, Register's Office for said County. Said lot No. 33 fronts 95 feet on the easterly side of Saunders Drive and runs back between lines, 367.7 feet on the north line and 337.45 feet on the south line to a dead line in the rear on which it measures 150 feet.

Being the same real property conveyed to William Mark Twilla, Jr. and wife, Sarah Robinson Twilla, by deed from Joe Eli Sullins, Jr. and wife, dated July 8, 1959, filed August 14, 1959, and recorded in book 2925, page 89, 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 thenorthwest corner of premises 40-foot building setback line from Saunders Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 121, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2298, page 445, said Register's Office.