BK 2999

WARRANTY DEED

FROM

Betty Jo Curtis Lemley

TO

C. E. Francis, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of JAN A.D. 1960 at 10:25 o'clock A.M.
Noted in Book ____ Page 809
Recorded in Book ____ Page ____
Recording Fee $2.00
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 ten and no/100----------
----------($10.00)-------DOLLARS

cash in hand paid by C. E. Francis and wife, Fannie J. Francis and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration, C. E. Francis and wife, Fannie J. Francis take property subject to the unpaid balance of $5,020.26 of a note in the original amount of $5,700.00, dated November 19, 1954, with interest from date at the rate of 4½% per annum, said principal and interest being payable in monthly installments of $31.69 each on the first day of each and every month until the principal and interest have been paid in full, said note is secured by a deed of trust of record in book 2355, page 527, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing the same were assigned to Liberty National Life Insurance Company, Birmingham, Alabama, by instrument of record in book 2359, page 459, said Register's Office,

I, Betty Jo Curtis Lemley
have bargained and sold, and by these presents do transfer and convey unto the said
C. E. Francis and wife, Fannie J. Francis, 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. 78 on the Revised Plan of Morrow Meadows, Section 1, as of record in book 2083, page 105, Register's Office for said County. Said lot No. 78 fronts 50 feet on the northerly side of Illinois Avenue and runs back 152 feet on the westerly line and 187 feet on the easterly line to a dead line, measuring 61 feet thereon.
Being the same real property conveyed to Betty Jo Curtis Lemley by deed from James R. Butner and wife, dated August 12, 1957, filed August 21, 1957, and recorded in book 2694, page 279, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities and 30-footbuilding setback line from Illinois Avenue, as shown on plan of record in book 2083, page 105, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2300, page 421, said Register's Office.

PG 611