BK 3029

72189

WARRANTY DEED

FROM

Thomas Pual Tucker, et ux

TO

John H. Carney, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
FEB A.D. 1960
at 12:21 o'clock P.M.
Noted in Book 45 Page 178
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
1.65 ONE DOLLAR AND SIXTY-FIVE CENTS

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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 Thirteen Thousand, Three Hundred and no/100----------($13,300.00)---------- DOLLARS of which sum $2,494.05 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount John H. Carney and wife, Lula B. Carney, have assumed and agreed to pay the unpaid balance of $10,805.95 of a note in the original amount of $11,750.00 with interest at the rate of 4½% per annum and payable in monthly installments of $59.55, and said note is secured by a deed of trust of record in book 2416, page 453, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to Union Dime Savings Bank, by an instrument of record in book 2427, page 117, said Register's Office,

we, Thomas Paul Tucker and wife, Evelyn R. Tucker have bargained and sold, and by these presents do transfer and convey unto the said John H. Carney and wife, Lula B. Carney, 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. 128 on the Plan of Gra-Mar Acres, Section 3, as of record in book 2133, page 108, Register's Office for said County.
Said lot No. 128 fronts 126 feet on the easterly side of Gra-Mar Drive and extends back 346.4 feet on the northerly line and 308.3 feet on the southerly line to a dead line, measuring 172 feet thereon.
Being the same real property conveyed to Thomas Paul Tucker and wife, Evelyn R.Tucker, by deed from Hendley & Whiteside Builders, Inc., dated June 1, 1955, filed June 6, 1955, and recorded in book 2435, page 289, said Register's Office.
This conveyance is made subject to ten-foot utility easement along the easterly line of premises, anchor easement at the northwest corner of premises, 100-foot building setback line from Gra-Mar Drive, and conditions of owners certificate, as shown on plan in book 2133, page 108, said Register's Office; and to an easement for electric power transmission line with rights of ingress and egress and other rights, as set out in grant of record in book 1813, page 337, said Register's Office; and to restrictive covenants contained in instrument of record in book 2292, page 563, said Register's Office.

PG 117