BK 3030

73415

WARRANTY DEED

FROM

J. O. Jones, et ux

TO

Charles E. McCoin, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of FEB A.D. 1959
at 12:35 o'clock
Noted in Book 95 Page 234
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Dpt. Reg.

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 eighteen thousand, nine hundred, fifty and no/100----------($18,950.00)---- DOLLARS

of which sum $10,950.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Charles E. McCoin and wife, Betty B. McCoin have assumed and agreed to pay the unpaid balance of $8,000.00 of a note in the original amount of $14,250.00, dated January 2, 1959, with interest at the rate of 5% per annum, and a service fee of 1% per annum, said principal, interest and service fee being payable at the rate of $275.50 per month, and said note is secured by a deed of trust of record in book 2888, page 331, Register's Office for Davidson County, Tennessee,

we, J. O. Jones and wife, Mary M. Jones

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. McCoin and wife, Betty B. McCoin, 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. 9 on the Plan of Shepherd Hills, Section 1, as of record in book 2331, page 46, said Register's Office.
Said lot No. 9 fronts 117 feet on the southwesterly side of Shepherd Hills Drive and runs back 344 feet on the northwesterly line and 343.4 feet on the southeasterly line to a dead line, measuring 117 feet thereon.
Being the same real property conveyed to J. O. Jones and wife, Mary M. Jones, by deed from A. J. Coleman, et al, dated December 12, 1958, filed January 5, 1959, and recorded in book 2860, page 543, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, 50-foot building setback line from Shepherd Hills Drive, and conditions of owners certificate as shown on plan of record in book 2331, page 46, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 2442, page 334, said Register's Office.

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