K 3070

WARRANTY DEED

FROM

H. Ross Graves and wife, Martha B. Graves, and Olive Ross Graves

TO

Edward Edenfield, Jr. and wife Dolores R. Edenfield

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of MAY A.D. 19[illegible] at [illegible] o'clock [illegible] M.
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee [illegible]
JAMES P. WILSON, Register
By [illegible] Dep. Reg.

Attorneys Title Company
Titles Guaranteed
Suite 8, Stahlman Bldg.
NASHVILLE, TENN.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten Dollars ($10.00) - DOLLARS

and other good and valuable considerations, receipt of which is hereby acknowledged, and in further consideration of the assumption by the Grantees of the indebtedness evidenced by a promissory note dated April 29, 1959, payable to the order of Volunteer State Life Insurance Company for the principal sum of $26,000.00, with interest from date at the rate of 5½% per annum, principal and interest payable in monthly installments of $178.86, said note being secured by a deed of trust of record in Book 2919, page 13, Register's Office for Davidson County, Tennessee, the present principal balance due on said note being in the amount of $25,328.11, with interest from and after April 1, 1960, we, H. Ross Graves and wife, Martha B. Graves, and Olive Ross Graves

have bargained and sold, and by these presents do transfer and convey unto the said Edward Edenfield, Jr. and wife, Dolores R. Edenfield

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 Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for said county.

Said Lot No. 9 fronts 300.3 feet on the south side of Jocelyn Hollow Road, and runs back between lines 806.3 feet on the west line and 958.1 feet on the east line to a dead line in the rear on which it measures 341.9 feet and contains 6.1 acres, more or less.

Being the same real property conveyed to H. Ross Graves and wife, Martha B. Graves, a two-thirds undivided interest, and Olive Ross Graves, a one-third undivided interest, by deed from Paramount Homes, Inc., dated August 20, 1958, filed August 28, 1958, and recorded in Book 2802, page 289, said Register's Office.

The above described property is conveyed expressly subject to:

A ten-foot easement for public utility purposes along rear line of premises, easement for the flow of a branch across the front of the lot, 100-foot building setback line from Jocelyn Hollow Road, and conditions of owners certificate, as shown on plan of record in Book 1424, page 47, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive Covenants contained in an instrument executed by West Meade Farms, Inc., dated November 25, 1946, filed December 2, 1946, and recorded in Book 1427, page 19, said Register's Office, a copy of which is hereto attached.

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