BK 3073

86348 $98.75

WARRANTY DEED

FROM

CARLOS W. McDONALD, ET UX

TO

DONALD G. BALL, ET UX

RUSH

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of MAY A.D. 1960
at 10:02 o'clock A.M.
Noted in Book 95 Page 82
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 $10.00 - - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand and other valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the unpaid balance of an indebtedness secured by deed of trust executed by Edward A. Swanson and wife, to John W. Murphree, Trustee, of record in Book 2354, page 263, to secure Murphree Mortgage Company, one note dated November 16, 1954, for the sum of $9,250.00, with interest at 4½% per annum, both principal and interest payable $46.87 monthly, beginning December 1, 1954, balance due November 1, 1984.

NOTE: By instrument of record in Book 2361, page 620, the above debt was assigned to East River Savings Bank.

We, Carlos W. McDonald and wife, Louise B. McDonald

.....have bargained and sold, and by these presents do transfer and convey unto the said

Donald G. Ball and wife, Nancy Sloan Ball, their

.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Map of Rainbow Terrace, Section V, as of record in Book 2133, page 72, Register's Office for said County.
Said Lot fronts 115 feet on the easterly side of Randy Road and runs back between lines, 351.5 feet on the north line and 352.5 feet on the southerly line to a dead line in the rear on which it measures 115 feet.
Being the same property conveyed to Carlos W. McDonald and wife, Louise B. McDonald, by deed from Edward A. Swanson and wife, of record in Book 2540, page 623, said Register's Office.
Said property is subject to restrictions filed for record Dec. 16, 1952 in Book 2103, page 604 and restrictions filed for record August 28, 1952, in Book 2092, page 568, which were made applicable to the lot in question by instrument filed for record October 27, 1953, in Book 2201, page 631, Register's Office for Davidson County, Tennessee.
By an instrument of record in Book 2248, page 639, an easement 2.5x20 feet was created fronting 2.5 feet on Randy Road at the southwest corner of the lot.
The recorded plan shows an Owner's Certificate, copy attached, a 40 foot set-back line from Randy Road and a 10 foot easement along the east or rear line of the lot for public utilities.

PG 59