K 3075

WARRANTY DEED

FROM 89429

Ray M. Beatty, et ux

TO

Henry C. Waechter, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 13 day
of JUN A.D. 1960
at 11:07 o'clock 26
Noted in Book 96 Page 6
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Dr. 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 ten and no/100----------
----------($10.00)---------DOLLARS
cash in hand paid by Henry C. Waechter and wife, Margaret Waechter, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration Henry C. Waechter and wife, Margaret Waechter have assumed and agreed to pay the unpaid balance of $19,661.77 of a note in the oringinal amount of $20,000.00, with interest at the rate of 4-3/4% per annum, and a service fee of 1% per annum, said principal, interest and service fee being payable in monthly installments of $125.83 each, and said note is secured by a deed of trust of record in book 2899, page 289, Register's Office for Davidson County, Tennessee,

we, Ray M. Beatty and wife, Norma J. Beatty,

have bargained and sold, and by these presents do transfer and convey unto the said Henry C. Waechter and wife, Margaret Waechter, 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. 17 on the Plan of Hycrest Acres, Section 3, as of record in book 2331, page 75, Register's Office for said County.
Said lot No. 17 fronts 222.84 feet on the easterly margin of Alcott Drive and extends back 165.2 feet on the southerly line and191.3 feet on the northerly line to a dead line, measuring 292.5 feet thereon.
Being the same real propertyconveyed to Ray M. Beatty and wife, Norma J. Beatty, by deed from Hoyte J. Kitsos and wife, dated March 6, 1959, filed March 10, 1959, and recorded in book 2880, page 179, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, anchor easement in northwest and southwest corners, 75-foot building setback line from Alcott Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 75, said Register's Office, restrictive covenants contained in deed of record in book 1449, page 155, said Register's Office, restrictive covenants contained in deed of record in book 1728, page 123, said Register's Office, restrictive covenants contained in deed of record in book 1728, page 121, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2480, page 521, said Register's Office.

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