K 3075

WARRANTY DEED

FROM 88805

Arland H. Smith, et ux

TO

Gordon William McBride, et ux

STATE OF TENN.
DAVIDSON COU
Received for record 14
JUN A.D. 1960
at 3:10 o'clock
Noted in Book 56 Page 83
Recorded in Book Page
Recording Fee $2.20
JAMES P. WILSON, Register

Compliments of
Guaranty Title Company
A Division of
Guaranty Insurance Company
Life Building
& Union
TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten thousand, two hundred, fifty and no/100---------- ----------($10,250.00)---DOLLARS

of which sum $3,741.72 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Gordon William McBride and wife, Mary Jane McBride have assumed and agreed to pay the unpaid balance of $6,508.28 of a note in the original amount of $7,650.00, with interest from date at the rate of 4½% per annum, said principal and interest being payable in monthly installments of $42.53 each, and said note is secured by a deed of trust of record in book 2266, page 555, Register's Office for Davidson County, Tennessee,

we, Arland H. Smith and wife, Lillian H. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Gordon William McBride and wife, Mary Jane McBride, their

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

Being the north 70 feet of lot No. 22 of Block "E" and the north-easterly triangular part of lot No. 20 of Block "F", and a part of Ardee Avenue, abandoned, on the Map of Country Club Estates, as of record in book 843, page 95, Register's Office for said County, described according to a copy of a survey made March 2, 1954, by A. P. Connell, Surveyor, as follows:

Beginning at a point on the easterly margin of Ardee Avenue, as now located, and shown on said survey, being 30 feet west of the westerly margin of old Ardee Avenue, and being in the south margin of Murray Place, as established on the plan of record in book 843, page 14, said Register's Office; thence eastwardly, along the south margin of Murray Place, passing the westerly margin of old Ardee Avenue, abandoned, at 30 feet, passing the easterly margin of old Ardee Avenue, abandoned, at 80 feet, a total distance of 255 feet to a point; thence southerly 70 feet to a point which is 5 feet north of the line between lots Nos. 22 and 23 of Block"E"; thence westerly, parallel to said line, and along said line extended, 220 feet to the easterly margin of new Ardee Avenue; thence with the margin of the same, northwesterly 80 feet, more or less, to the beginning.

Being the same real property conveyed to Arland H. Smith and wife, Lillian H. Smith, by deed from James H. Perrigo and wife, dated April 21, 1958, filed April 22, 1958, and recorded in book 2746, page 57, said Register's Office.

This conveyance is made subject to restrictive covenants contained in deed of record in book 1160, page 96, which applies to part of lot

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