BK 3096

89037

WARRANTY DEED

FROM

ALBERT F. GANIER, JR., ET UX

TO

W. TERRILL HALL, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of 8:38 JUN A.D. 1960 o'clock M.
Noted in Book 96 Page 96
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By
Tax Fee

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 ------Forty-one Thousand Four Hundred Thirty-Seven and 50/100 ($41,437.50)---------- DOLLARS of which Twenty-nine Thousand Thirty-seven and 50/100 ($29,037.50) Dollars has been paid in cash by W. Terrill Hall and wife, Harriet H. Hall, the receipt of which is hereby acknowledged and for the remainder Twelve Thousand Four Hundred and no/100 ($12,400.00) Dollars the said W. Terrill Hall and wife, Harriet H. Hall, have assumed and agreed to pay the remaining unpaid balance of a first mortgage loan now on the herein conveyed property subject to all terms and conditions thereof, said balance of said mortgage payable in semi-annual installments, twenty (20) for Four Hundred ($400.00) Dollars each, and the twenty-first (21st) and last installment for Forty-four Hundred ($4400.00) Dollars, the first installment as assumed herein falling due June 24, 1960, and the remaining installments respectively on the 24th day of June and December of each year to and including June 24, 1970, said mortgage bearing interest at the rate of 5% per annum, also payable semiannually on the 24th days of June and December of each year, beginning June 24, 1960, to and including June 24, 1970; and said mortgage is secured by a Deed of Trust and a Deed of Trust Note in favor of Frank B. Welch, Trustee for Frank B. Welch Company, of record in Book 2421, page 144, Register's Office for Davidson County, Tennessee; to which reference is hereby given for a more complete description of said first mortgage loan:

WE, ALBERT F. GANIER, JR., and wife, MARY NAPIER GANIER, have bargained and sold, and by these presents do transfer and convey unto the said W. Terrill Hall and wife, Harriet H. Hall, 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. 3 of Block "D" on the plan of Hillwood Estates, Blocks A, B, C, D, and E, as of record in Book 1835, pages 59 and 60, Register's Office for said County.
Said Lot No. 3 fronts 150 feet on the southerly side of Hillwood Drive and extends back 196.3 feet on the westerly line and 209.2 feet on the easterly line to a dead line, measuring 150 feet thereon.
Being the same real property conveyed to Albert F. Ganier, Jr. and wife, Mary Napier Ganier, by deed from Harold Preston Templeton and wife, dated November 16, 1959, filed December 22, 1959, and recorded in Book 2998, page 35, said Register's Office.

The hereinabove property is conveyed to the said W. Terrill Hall and wife, Harriet H. Hall, their heirs and assigns, subject to the following:

1. Easement for public utilities as reserved in Book 1104, page 117, Register's Office for Davidson County, Tennessee.

2. Ten foot easement for public utilities along rear line of premises, and 75 foot building setback line from Hillwood Drive, as shown on plan in Book 1835, pages 59 and 60, Register's Office for Davidson County, Tennessee.

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