BK 3097

91112

WARRANTY DEED

FROM

LEE W. RASCH ET UX

TO

ERNEST M. ALLEN, III, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day
of JUN A.D. 1960
at 11:15 o'clock A M.
Noted in Book 46 Page 188
Recorded in Book ___ Page ___
Recording Fee $3.00
JAMES P. WILSON, Register
By M. M. Gentry



WARRANTY DEED

For and in Consideration of the sum of - - $10,000 - - - - -

- - - - - Ten and No/100 - DOLLARS

cash in hand paid by the grantees and other valuable and sufficient considerations, receipt of which is hereby acknowledged, and for the balance of $11,887.48 the said grantees expressly assume and agree to pay a first mortgage, being in an original amount of $15,000.00 with the present balance of $11,887.48, said indebtedness being more fully described in and secured by a deed of trust executed by Howard E. Tower to Robert P. McCampbell, Trustee of record in Book 2512, page 560 to secure Mid-South Mortgage Corporation. Said mortgage is held by the Northwestern Mutual Life Insurance Company, according to a modification agreement dated May 25, 1960, the interest rate has been changed from 5% to 5½% effective June 1, 1960 until maturity.

We, Lee W. Rasch and wife, Elizabeth L. Rasch have bargained and sold, and by these presents do transfer and convey unto the said

- - - Ernest M. Allen, III, and wife, Patricia M. Allen, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being parts of lots Nos. 2, 3 and 4 on the Plan of William B. Carpenter's Lands, as of record in Plan Book 2, page 91, of the Chancery Court at Nashville, and described according to a survey made by William Collier Parrish, Associates-Engineers dated May 4, 1960, as follows:

Beginning at a spike in the center of Old Hickory Boulevard 881.15 feet east of a spike in the center of said Boulevard located at the southwest corner of the property conveyed to Robert W. Smith by deed from John H. McCann, of record in book 2293, page 13, Register's Office for said County; thence north 30° 42' east 381.1 feet; thence north 5° 35' east 535.3 feet to an iron stake; thence south 75° east 297 feet to an iron stake; thence south 15° west 878.9 feet to the center of Old Hickory Boulevard; thence with said Boulevard westwardly 310.85 feet to the beginning, containing 5.17 acres, more or less.

Being part of the real property conveyed to Lee W. Rasch and wife, Elizabeth L. Rasch by deed from Howard E. Tower and wife, dated July 31, 1959, filed July 31, 1959, and recorded in book 2928, page 39, said Register's Office.

This conveyance is made subject to the following:

Easement for right-of-way of Old Hickory Boulevard lying within boundaries of premises. Survey of premises made by Wm. Collier Parrish Associated, Civil Engineers, May 4, 1960, shows a 100 foot building setback line from the northerly margin of Old Hickory Blvd. Restrictive covenants contained in an instrument executed by John H. McCann and wife, dated February 14, 1950, filed February 14, 1950, and recorded in book 1788, page 407, Register's Office for Davidson County, Tennessee.

The Mayfield family graveyard mentioned in the deed from John H. Mayfield, et al to Gideon P. Wade and wife, of record in book 1086, page 688, Register's Office for said County, is reserved. Said deed is dated May 22, 1939.

PG 591