BK 3098

WARRANTY DEED

FROM

James R. Johnson, et ux

91518

TO

J. W. Brannom, et al, Trustees

of Radnor Baptist Church

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day
of July A.D. 1959
at 12:17 o'clock P.M.
Noted in Book 3098 Page 129
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
TENNESSEE

DOCUMENTARY

WARRANTY DEED

For and in Consideration of the sum of eleven thousand and no/100----------
----------($11,000.00)---DOLLARS
of which $1,485.66 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount J. W. Brannom, Earl Mason and Wilson P. Miller, Trustees of Radnor Baptist Church have assumed and agreed to pay the unpaid balance of $9,514.34 of a note in the original amount of $9,800.00, dated April 16, 1958, with interest from date at the rate of 5-1/4% per annum, said principal and interest being payable in monthly installments of $54.19 each, said note is secured by a deed of trust of record in book 2762, page 599, Register's Office for Davidson County, Tennessee,

we, James R. Johnson and wife, Glenna V. Johnson

have bargained and sold, and by these presents do transfer and convey unto the said J. W. Brannom, Earl Mason, and Wilson P. Miller, Trustees of Radnor Baptist Church, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being lot No. 8 on the Plan of Locustwood, Section 1, as of record in book 2330, page 136, Register's Office for said County, described as follows:
Beginning on the southerly margin of Haywood Lane at the corner of lots Nos. 7 and 8; thence with the line between said two lots southwardly 140 feet; thence south 83° 48' east 148 feet to the westerly margin of West Valley Drive; thence with said Drive northwardly 115 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.27 feet to a concrete monument on the southerly margin of Haywood Lane thence with said Lane westwardly 123 feet to the beginning.
Being the same real property conveyed to James R. Johnson and wife Glenna V. Johnson by deed from Gaines and Gregory Construction Company, Inc., dated April 16, 1958, filed April 17, 1958, and recorded in book 2745, page 283, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along the southerly line of premises, utility overhang easement across the northeast part of premises, 70-foot building setback line from West Valley Drive, 30-foot building setback line from Haywood Lane, and conditions of owners certificate as shown on plan of record in book 2330, page 138, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2706, page 323, said Register's Office.

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