BK 3099

Book to
GUAR. TITLE

93037

WARRANTY DEED A 158441

FROM

William Ernest Barber, et ux

TO

Alton Miles Jenkins, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 14 day
of Jan A.D. 1961
at 10:01 o'clock A.M.
Noted in Book 76 Page 276
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Asst. Reg.

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

For and in Consideration of the sum of eight thousand, five hundred, ninety-one and 25/100----------($8,591.25)------DOLLARS of which sum $1,100.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Alton Niles Jenkins and wife, Faye Fielder Jenkins have assumed and agreed to pay the unpaid balance of $7,491.25 as of July 1, 1960, of a note in the original amount of $9,000.00, with interest from date at the rate of 4½% per annum, said principal and interest being payable in monthly installments of $50.04 each, and said note is secured by a deed of trust of record in book 2221, page 461, Register's Office for Davidson County, Tennessee,

we, William Ernest Barber and wife, Ann Marie Barber

.....have bargained and sold, and by these presents do transfer and convey unto the said Alton Niles Jenkins and wife Faye Fielder Jenkins, their

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

Land in the 3rd Civil District of Davidson County, Tennessee, being lot No. 113 on the Plan of Clover Hill, Section No. 2, as of record in book 2133, page 46, Register's Office for said County, described as follows:

Beginning on the westerly margin of Ironwood Drive, at the corner of lots Nos. 112 and 113; thence with the line between said two lots, westwardly 95 feet to the corner of lots Nos. 113 and 114; thence with the line between said two lots, southwardly 95 feet to the northerly margin of Teakwood Drive; thence with said Drive, eastwardly 116.1 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 19 feet, northeastwardly 35 feet to the westerly margin of Ironwood Drive; thence with said Drive, northwardly 125.79 feet to the beginning.

Being the same real property conveyed to William Ernest Barber and wife Ann Marie Barber, by deed from C. C. Adams and wife, dated October 12, 1953, filed October 16, 1953, and recorded in book 2200, page 450, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the westerly line of premises, anchor easement at southwest corner of premises, 30-foot building setback lines from Ironwood and Teakwood Drives, and conditions of owners certificate as shown on plan of record in book 2133, page 46, said Register's Office, and to restrictive covenant contained in deed of record in book 1583, page 423, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2145, page

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