K 3101

WARRANTY DEED

FROM 95311

Paul Wall, et ux

TO

Florence West, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day
of JUL A.D. 1950
at 12:40 o'clock P.M.
Noted in Book 96 Page 371
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] D.C.

Compliments of
Guaranty Title Company
A Division of
Guaranty Trust Company

WARRANTY DEED

For and in Consideration of the sum of Eight Thousand, Seven Hundred, Fifty and no/100----------($8,750.00)----------DOLLARS of which sum $4,001.35 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, Florence West and daughter, Alice Davis, and son, William R. West, have assumed and agreed to pay the unpaid balance of $4748.65 of a note in the original amount of $6,500.00 with interest at the rate of 4% per annum and payable in monthly installments of $34.32 each, and said note is secured by a deed of trust of record in book 2064, page 65, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to Dollar Savings Bank of the City of New York by instrument of record in book 3025, page 461, said Register's Office,

we, Paul Wall and wife, Mary Madeline Wall

have bargained and sold, and by these presents do transfer and convey unto the said Florence West and daughter, Alice Davis, and son William R. West,

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. 17 on the plan of the S. P. A. Subdivision, as of record in book 1424, page 136, Register's Office for said County.
Said lot No. 17 fronts 66 feet on the westerly side of 24th Avenue North and runs back 223.3 feet on the northerly line and 223.4 feet on the southerly line to a dead line, measuring 66 feet thereon.
Being the same real property conveyed to Paul Wall and wife, Mary Madeline Wall, by deed from Sylvan Homes, Inc., dated December 8, 1951, filed December 11, 1951, and recorded in book 2030, page 283, said Register's Office.
This conveyance is made subject to ten-foot easement forpublic utility purposes along rear line of premises, 30-foot building setback line from 24th Avenue North, and conditions of owners certificate, as shown on plan of record in book 1424, page 136, said Register's Office; and to restrictive covenants contained in an instrument of record in book 1394, page 228, as modified by an instrument of record in book 1810, page 440, said Register's Office.

G 585