K 3102

WARRANTY DEED

FROM 96414

Maggie B. Byrd

TO

Stacy Bledsoe, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of AUG A.D. 1990
at 3:00 o'clock P.M.
Noted in Book 7464 Pg 429
Recorded in Book Pgs
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Lindsey D.C.

Compliments of
Guaranty Title 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 $4,086.94 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount Stacy Bledsoe and wife, Cordelia Bledsoe have assumed and agreed to pay the unpaid balanc of $4,018.94 of a note in the original amount of $5,600.00 with interes at the rate of 4½% per annum and payable in monthly installments of $31.14 each, and said note is secured by a deed of trust of record in book 1836, page 447, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same have been assigned to New York Life Insurance Company by instrument of record in book 1837, page 23, said Register's Office; and have also assumed and agreed to pa the unpaid balance of $644.12 of a note in the original amount of $1,000.00 with interest at the rate of 4% per annum and payable in monthly installments of $5.28 each, and said note is secured by a deed of trust of record in book 1836, page 463, said Register's Office; and said note and deed of trust securing same have been assigned to New York Life Insurance Company by instrument of record in book 1837, page 23, said Register's Office.

I, Maggie B. Byrd

.....have bargained and sold, and by these presents do transfer and convey unto the said Stacy Bledsoe and wife, Cordelia Bledsoe, 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. 1 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. 1 fronts 76.8 feet on the easterly side of 25th Avenue North, and runs back 211 feet on the northerly line and 211.7 feet on the southerly line to a dead line, measuring 62 feet thereon.
Being the same real property conveyed to Maggie B. Byrd and Virginia Byrd Marlin, by deed from Robert E. Vester and wife, dated March 15, 1952, filed March 18, 1952, and recorded in book 2039, page 439, Register's Office for said County, the said Virginia Byrd Marlin and husband having subsequently conveyed their interest in said property to Maggie B. Byrd, by deed dated March 30, 1957, filed April 4 1957, and recorded in book 2642, page 615, said Register's Office.
This conveyance is made subject to ten-foot easement for public utilities along the southerly and easterly lines of premises, 60-foot building setback line from 25th 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.

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