K 3127

WARRANTY DEED

FROM William R. Allred, et ux

TO Allon R. Duke, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day of AUG A.D. 1960 at 9:18 o'clock A.M.
Noted in Book 96 Page 605
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By Emil Kamaker D.R.

Compliments of Guaranty Company

WARRANTY DEED

For and in Consideration of the sum of eighteen thousand, ten and no/100---------- ($18,010.00) ---------- DOLLARS

of which an amount equivalent to $6,310.00 cash, has been paid in other property, the receipt of which is hereby acknowledged, and for the remaining amount Allon R. Duke and wife, Lee P. Duke have assumed and agreed to pay the unpaid balance of $11,700.00, of a note in the original amount of $15,000.00, with interest at the rate of 5-3/4% per annum, said principal and interest being payable in monthly installments of $164.66 each, and said note is secured by a deed of trust of record in book 2678, page 418, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same have been assigned to Kansas City Life Insurance Company of Kansas City, Missouri, by an instrument of record in book 2678, page 417, said Register's Office,

we, William R. Allred and wife, Mildred M. Allred

have bargained and sold, and by these presents do transfer and convey unto the said Allon R. Duke and wife, Lee P. Duke, 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. 40 and the southerly half of lot No. 41 on the Plan of Sunset View, not of record, described together as follows: Beginning on the easterly margin of McGavock Pike at a point 150 feet south of the southwest corner of the property conveyed to Ann Holman for life, etc., by deed from George I. Waddey, Jr., of record in book 2249, page 89, Register's Office for said County; thence with said pike southwardly 150 feet to the corner of lots Nos. 39 and 40; thence with the line between said two lots eastwardly 365 feet to the westerly line of the Ben Woodard property; thence with said line northwardly 150 feet to a point 150 feet south of the southeast corner of said Holman property; thence westwardly 364.4 feet, more or less, to the beginning.

Being the same real property conveyed to William R. Allred and wife, Mildred M. Allred, by deed from Geo. I. Waddey, Jr., dated April 20, 1954, filed April 26, 1954, and recorded in book 2276, page 44, said Register's Office.

This conveyance is made subject to restrictions of record in book 808, page 158, said Register's Office.

G 533