K 3127

WARRANTY DEED

FROM 412

Harold F. Boyd

TO

Clark Gower

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 Jul
of AUG A.D. 1959
at 12:15 o'clock P.M.
Noted in Book 2612 Page 211
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

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

DOCUMENTARY TAX PAID

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------
----------($10.00)----------DOLLARS
cash in hand paid by Clark Gower, and other good and valuable considera-
tions, receipt of all of which is hereby acknowledged, and in further
consideration the said Clark Gower takes herein described property
subject to the unpaid balance of a note in the original amount of
$7,600.00 with interest at the rate of 5% per annum, and payable in
monthly installments of $50.16, and said note is secured by a deed
of trust of record in book 2347, page 597, Register's Office for
Davidson County, Tennessee, and also takes said property subject to
the unpaid balance of a note in the original amount of $2,016.00
payable in monthly installments of $56.00 each, and said note is
secured by a deed of trust of record in book 3021, page 21, said
Register's Office,

I, Harold F. Boyd, a widower
have bargained and sold, and by these presents do transfer and convey unto the said
Clark Gower, his
heirs and assigns, a certain tract or parcel of
land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 194, on the Plan of Glencoe Acres, Section II, of record in book 1835, pages 136, 137, and 138, Register's Office for said County, more particularly described as follows:
Lot No. 194 begins at a point on the easterly margin of Dumas Drive, at the common corner of lots 194 and 195; thence in an easterly direction 138.0 feet along the line dividing lots 194 and 195 to a point, said point being the common corners of lots 193, 194, and 195; thence in a southerly direction between lots 193 and 194, 111 feet to a point in thenorthery margin of Vaden Drive; thence in a westerly direction along the northerly margin of Vaden Drive a distance of 129.9 feet to a point at the beginning of a curve; thence around said curve in a northwesterly direction a distance of 39.9 feet to a point in the easterly margin of Dumas Drive; thence in a northerly direction along the easterly margin of Dumas Drive a distance of 141.6 feet to the point of beginning.
Being the same real property conveyed to Harold F. Boyd and wife, Beatrice H. Boyd, by deed from Hubert M. Hall and wife, dated April 19, 1955, filed April 19, 1955, and recorded in book 2395, page 529, said Register's Office. The said Beatrice H. Boyd having since died.
This conveyance is made subject to a ten-foot easement for public utility purposes along easterly line of premises, 40-foot building setback line from Dumas Drive and Vaden Drive, and conditions of owners certificate, as shown on plan of record in book 1835, pages 136, 137 and 138, said Register's Office; and to restrictive covenant contained in an instrument of record in book 1788, page 495, said Register's Office;

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