K 3127

WARRANTY DEED

FROM 377

Tommy D. Smith, et ux

TO

Anderson Kimble, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day
of AUG A.D. 1960
at 10:45 o'clock A.M.
Noted in Book 46 Page 60
Recorded in Book ___ Page ___
Recording Fee 1.25
JAMES P. WILSON, Register
By _____ Dep. Reg.

Compliments of
Guaranty Title Co
A Division of
Kansas City Title Insuranc
American Trust Bldg
S.W. Cor. Third & U
NASHVILLE, TENNE

Mail to: Anderson & Kimble P.O. Box 7634

WARRANTY DEED

For and in Consideration of the sum of eleven thousand, eight hundred and no/100----------($11,800.00) DOLLARS

of which sum $2,371.54 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Anderson Kimble and wife, Ruby M. Kimble have assumed and agreed to pay the unpaid balance of $9,428.46 of a note in the original amount of $9,600.00, with interest from date at the rate of 5-1/4% per annum, said principal and interest being payable in monthly installments of $53.09 each, and said note is secured by a deed of trust of record in book 2914, page 51, Register's Office for Davidson County, Tennessee,

we, Tommy D. Smith and wife, Glenda F. Smith

have bargained and sold, and by these presents do transfer and convey unto the said Anderson Kimble and wife, Ruby M. Kimble, 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 15th, formerly the 11th, Civil District of Davidson County, Tennessee, being lot No. 2 on the Plan of Brooks Gardens, as of record in book 2330, page 168, Register's Office for said County, described as follows:
Beginning on the southerly margin of Branch Court, at the corner of lots Nos. 1 and 2; thence with the line between said two lots, southwestwardly 190 feet; thence north 88° 30' west 44 feet; thence north 4° east 205 feet to the southwest corner of a reserved strip; thence with the southeasterly line of said reserved strip, northeastwardly 40.7 feet to the southwesterly margin of Branch Court; thence with said Court, southeastwardly around a curve, 87.3 feet to the beginning.
Being the same real property conveyed to Tommy D. Smith and wife, Glenda F. Smith, by deed from Harold S. Brooks and wife, dated March 31, 1959, filed April 1, 1959, and recorded in book 2883, page 213, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along southerly, westerly, and northwesterly lines of premises, 50-foot building setback line from Branch Court, and conditions of owners certificate as shown on plan of record in book 2330, page 168, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2862, page 381, said Register's Office.

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