BK 3134

6824

WARRANTY DEED

FROM

Robert Allen Brown et ux

TO

Harold A. Winslow et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of Dec A.D. 1960
at 1:20 o'clock P M.
Noted in Book 3134 Page 32
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

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

For and in Consideration of the sum of eleven thousand six hundred twenty-five and no/100----------($11,625.00)---------- DOLLARS of which sum $2,927.21 has been paid in cash by Harold A. Winslow and wife, Estelle J. Winslow, the receipt of which is hereby acknowledged, and for the remaining amount have assumed and agreed to pay the unpaid balance of $8,697.79 of a note in the original amount of $9,650.00 dated March 31, 1955, filed April 1, 1955, with interest from date at the rate of 4½% per annum on the unpaid balance until paid, principal and interest payable in monthly installments of $48.93, commencing on the first day of April, 1955, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of March, 1985, and said note is secured by a deed of trust of record in Book 2385, page 601, Register's Office for Davidson County, Tennessee,

we, Robert Allen Brown and wife, Clara Weakley Brown

have bargained and sold, and by these presents do transfer and convey unto the said Harold A. Winslow and wife, Estelle J. Winslow, 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. 7 on the Map of Laurel Acres Subdivision, Section I, as of record in Book 2133, page 48, Register's Office for said County, described as follows:
Beginning at a point in the north margin of Mashburn Court, the common corner of lots Nos. 6 and 7 on said plan; thence northerly 163.8 feet to a point; thence westerly 134.5 feet to a point; thence south 158.0 feet to a point in the north margin of Marshburn Court; thence around a curve 195.7 feet to the point of beginning.
Being the same real property conveyed to Robert Allen Brown and wife, Clara Weakley Brown, by deed from Donelson Home Builders, Inc., dated March 31, 1955, filed April 1, 1955, and recorded in Book 2393, page 397, said Register's Office.
This conveyance is made subject to 10-foot easement for public utilities along rear line of premises, 40-foot building setback line from Mashburn Court, and conditions of owners certificate as shown on plan of record in Book 2133, page 48, said Register's Office and to easement granted Emma S. Mashburn by W. A. Gillespie and wife, by instrument dated August 10, 1936, filed August 13, 1936, and recorded in Book 1013, page 29, said Register's Office, for the purpose of construction, maintenance and operation of an electric power line from electric plant on premises, with right of ingress and egress, as set out in deed from Edgar Turrentine and wife, to Shelby Village, Inc., dated June 8, 1953, filed June 18, 1953, and recorded in Book 2150, page 83, said Register's Office, and to easement granted Home Development Corporation by W. A. Gillespie by instrument dated February 14,

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