BK 3160

WARRANTY DEED

FROM

Nelson Thornton Trabue, et ux

12580

TO

Royce E. Richards, et ux

STATE OF TENNESSEE
DAVIDSON COUNTY

Filed for record 16 day
A.D. 1959
3:21 o'clock
Noted in Book 97 Page 314
Recorded in Book ___ Page ___
Recording Fee 13.50
JAMES C. WILSON, Register
By [illegible]

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of nineteen thousand, five hundred and no/100----------($19,500.00)---------DOLLARS

of which sum $4,745.74 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Royce E. Richards and wife, Emily G. Richards have assumed and agreed to pay the unpaid balance of $14,754.26 of a note in the original amount of $16,500.00, with interest from date at the rate of 4½% per annum, said principal and interest being payable in monthly installments of $91.71, and said note is secured by a deed of trust of record in book 2525, page 259, Register's Office for Davidson County, Tennessee,

we, Nelson Thornton Trabue and wife, Jane C. Trabue

have bargained and sold, and by these presents do transfer and convey unto the said Royce E. Richards and wife, Emily G. Richards, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly 40 feet of lot No. 149 and the easterly 56 feet of lot No. 150 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in book 421, pages 94 and 95, Register's Office for said County.
Said parts of lots Nos. 149 and 150 front together 96 feet on the northerly side of Windsor Drive and run back between parallel lines 200 feet, more or less, to the northerly line of said subdivision.
Being the same real property conveyed to Nelson Thornton Trabue and wife, Jane C. Trabue, by deed from Wynn L. Dixon and wife, dated June 13, 1956, filed June 13, 1956, and recorded in book 2542, page 23[illegible], said Register's Office.

PG 35