BK 3160

13428

WARRANTY DEED

FROM

Phillip G. Brown, et ux

TO

Violet R. Brown

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 22 day
of NOV A.D. 1960
at 1:12 o'clock P.M.
Noted in Book 3160 Page 353
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By E. Tse

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 one and no/100----------

----------($1.00)---------- DOLLARS

cash in hand paid by Violet R. Brown, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration, Violet R. Brown has assumed and agreed to pay the unpaid balance of $12,873.35 of a note in the original amount of $13,900.00, with interest from date at the rate of 4½% per annum on the unpaid balance until paid. Principal and interest shall be payable in monthly installments of $70.43, and said note is secured by a deed of trust of record in book 2508, page 319, Register's Office for Davidson County, Tennessee,

we, Phillip G. Brown and wife, Claudette S. Brown

.....have bargained and sold, and by these presents do transfer and convey unto the said

Violet R. Brown, her

.....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 Civil District of Davidson County, Tennessee, being lot No. 160 on the Plan of Rosewood Heights, Section 5, as of record in book 2331, page 39, said Register's Office.
Said lot No. 160 fronts 85 feet on the easterly side of Potter Lane and runs back 154.8 feet on the northerly line and 155 feet on the southerly line to a dead line, measuring 85 feet thereon.
Being the same property conveyed to Phillip G. Brown and wife, Claudette S. Brown by deed from Jesse Wallace Fox and wife, Patricia W. Fox, of record in book 2802, page 621, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 30-foot building setback line from Potter Lane, and conditions of owners certificate, as shown on plan of record in book 2331, page 39, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2437, page 574, said Register's Office.

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