K 3161

14257

WARRANTY DEED

FROM

Joseph D. Taylor, et ux

TO

Charles L. Floyd, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
NOV A.D. 1960
at 2:30 o'clock P.M.
Noted in Book 1 Page 384
Recorded in Book Page
Recording Fee 2.20
JAMES P. WILSON, Register
By
Dpt. Reg.



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 ten and no/100----------
----------($10.00)---------- DOLLARS
cash in hand paid by Charles L. Floyd and wife, Helen Floyd, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration, Charles L. Floyd and wife, Helen Floyd have assumed and agreed to pay the unpaid balance of $12,980.33 of a note in the original amount of $13,200.00, with interest from date at the rate of 5-1/4% per annum, said principal and interest being payable in monthly installments of $73.00 and said note is secured by a deed of trust of record in book 2980, page 477, Register's Office for Davidson County, Tennessee,

we, Joseph D. Taylor and wife, Delores Hixon Taylor

have bargained and sold, and by these presents do transfer and convey unto the said
Charles L. Floyd and wife, Helen Floyd, 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. 94 on the Plan of Primrose Acres, as of record in book 2663, page 106, Register's Office for said County.
Said lot No. 94 fronts 132.99 feet on the southerly side of Hamblen Drive and extends back 279.3 feet on the easterly line and 304.6 feet on the westerly line to a dead line, measuring 135 feet thereon.
Being the same real property conveyed to Joseph D. Taylor and wife, Delores Hixon Taylor, by deed from Gaines and Gregory Construction Company, Inc., dated August 27, 1959, filed August 28, 1959, and recorded in book 2957, page 269, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, anchor easement at north-east corner, 40-foot building setback line from Hamblen Drive, and conditions of owners certificate, as shown on plan of record in book 2663, pages 106 and 107, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2859, page 584, said Register's Office.

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