K 3162

WARRANTY DEED
FROM 14744

Bobby S. Campbell, et ux

TO

William Clardy, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day
of DEC A.D. 1960
at 8:30 o'clock A M
Noted in Book 2911 Page 442
Recorded in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Deputy

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 eleven thousand, two hundred, seventy-five and no/100----------($11,275.00)----------DOLLARS of which $1,063.16 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount William Clardy and wife, Dorothy A. Clardy have assumed and agreed to pay the unpaid balance of $9,380.79 of a note in the original amount of $9,600.00, with interest at the rate of 5-1/4% per annum and payable in monthly installments of $53.09, and said note is secured by a deed of trust of record in book 2911, page 367, Register's Office for Davidson County, Tennessee; and have also assumed and agreed to pay the unpaid balance of $268.55 of a note in the original amount of $333.00 held by Third National Bank; and have executed one note of even date herewith in the principal amount of $562.50 payable to the order of Bobby S. Campbell and wife, Patricia Dillon Campbell on or before November 29, 1961, with interest from date at the rate of 6% per annum, and providing for payment of attorney's fees, and to secure the payment of said indebtedness, principal, interest and attorney fees, a lien is expressly retained on the land herein conveyed, and privilege of prepayment is reserved on said note,

we, Bobby S. Campbell and wife, Patricia Dillon Campbell

have bargained and sold, and by these presents do transfer and convey unto the said William Clardy and wife, Dorothy A. Clardy, 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 Plan of Brooks Gardens, as of record in book 2330, page 168, Register's Office for said County, described as follows:

Beginning on the westerly margin of Branch Court at the corner of lots Nos. 7 and 8; thence with the line between said two lots, westerly 140.1 feet; thence north 3° 28' east 169 feet to the corner of Lots Nos. 6 and 7; thence with the lins between said two lots, southeasterly 122.6 feet to the westerly margin of Branch Court; thence with the same, around a slight curve, having a radius of 50 feet; southeasterly 64.5 feet and continuing with the same and another slight curve, having a radius of 50 feet, southeasterly 36.1 feet and continuing with the same, southerly 12.6 feet to the beginning.

Being the same real property conveyed to Bobby S. Campbell and wife, Patricia Dillon Campbell, by deed from Harold S. Brooks and wife, dated March 17, 1959, filed March 17, 1959, and recorded in book 2881, page 158, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the westerly lins of premises, anchor easement at the southeast corner 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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