12/21 22180

WARRANTY DEED

FROM

C. E. Garner et ux.

TO

Trustees of Calvary Assembly

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 of JAN A.D. 1961
at 9:53 o'clock
Noted in Book 27 Page 750
Recorded in Book ____ Page ____
Recording Fee 1.20
JAMES P. 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 - - ONE and no/100 ($1.00) - - - - - - - - - -
- **DOLLARS**

cash in hand paid by Ralph Collier, William Burnett, Kenneth Farrell, and J. B. Smithson, Trustees of Calvary Assembly, the receipt of which is hereby acknowledged; and the further consideration of the assumption by the said Ralph Collier, William Burnett, Kenneth Farrell, and J. B. Smithson, Trustees of Calvary Assembly of the unpaid balance of a note in the principal amount of $17,000.00 with interest from date at the rate of 5½% per annum, the said principal and interest payable in monthly installments of $96.56 and secured by deed of trust executed by John R. Owen and wife, Mavis D. Owen, to Herschel Greer, Trustee, dated December 14, 1959, filed December 16, 1959, and recorded in book 3017, page 1[illegible], Register's Office for Davidson County, Tennessee,

We, C. E. Garner and wife, Lillian C. Garner,

have bargained and sold, and by these presents do transfer and convey unto the said Ralph Collier, William Burnett, Kenneth Farrell, and J. B. Smithson, Trustees of Calvary Assembly, their successors ~~heirs~~ **and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

Being lot No. 3 on the Map of Sunset View Subdivision, Section III, as of record in book 2663, page 44, Register's Office for said County.
Said lot No. 3 begins at a point in the southwesterly margin of McGavock Pike. the common front corner of lots Nos. 2 and 3 and extends back southwesterly 201.2 feet to a common corner of lots Nos. 2, 3 and 4; thence northwesterly 172.4 feet to a point in the southeasterly margin of Cabin Hill Road, the common front corner of lots Nos. 3 and 4; thence with said margin northeasterly 160.0 feet to a concrete monument which marks the beginning of a curve with a radius of 20.0 feet; thence 31.99 feet around said curve to a concrete monument in the southwesterly margin of McGavock Pike; thence with said margin 160 feet to the point of beginning.
Being the same real property conveyed to C. E. Garner by deed from John R. Owen and wife, of record in book 3129, page 89, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the southerly line of premises, 40-foot building setback line from Cabin Hill Road and from McGavock Pike, and conditions of owners certificate as shown on plan of record in book 2663, page 44; and restrictive covenants contained in an instrument executed by Herman McCallum, dated February 15, 1956, filed February 15, 1956, and recorded in book 2492, page 307, said Register's Office.