K 3181

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -
TEN AND NO/100- DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of SIXTEEN THOUSAND FOUR HUNDRED TWENTY-THREE AND 24/100 DOLLARS ($16,423.24) secured by a Deed of Trust on the property herein conveyed which was executed by Dorothy Baumgartner and Birdie Baumgartner to Miller Kimbrough, Trustee, of record in Book 2989, page 553, Register's Office for Davidson County, Tennessee, to secure to Kimbrough-Phillips Company the payment of a note in the original principal amount of $16,800.00, payable in monthly installments of $108.25 each, including principal and interest at the rate of 6% per annum, beginning December 1, 1959, balance October 1, 1984,

We, Dorothy Baumgartner and Birdie Baumgartner,
_____ have bargained and sold, and by these presents do transfer and convey unto the said Harley Herman Agee and wife, Mary Elizabeth Agee, 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. 5 on the Plan of Creighton Meadows, as of record in Book 2854, page 48, Register's Office for said County.
Said Lot No. 5 is described as follows: BEGINNING at a point in the southerly margin of Sills Drive Culdesac the same being a common corner of Lots Nos. 5 and 6; thence with the line between Lots 5 and 6, southwardly 212.73 feet to a point; thence South 83 degrees 50' West 175.23 feet to a monument; thence North 2 degrees East 189.65 feet to a point, the common corner of Lots 4 and 5; thence with the line between Lots 4 and 5 eastwardly 219.65 feet to a point in the westerly margin of Sills Drive Culdesac; thence with the westerly margin of Sills Drive Culdesac, southwardly 46.60 feet to the point of beginning.
Being the same property conveyed to Dorothy Baumgartner and Birdie Baumgartner by deed from James R. Read and wife, Mary Louise Read, of record in Book 2965, page 633, said Register's Office.

This conveyance is made subject to restrictive covenants and easements of record in Book 2908, page 183, and Book 1333, page 113, said Register's Office, and as shown on the Plan in Bk. 2854, page 48.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harley Herman Agee and wife, Mary Elizabeth Agee, their _____ heirs and assigns, forever.

And we do covenant with the said Harley Herman Agee and wife, Mary Elizabeth Agee, _____ that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as noted above and by taxes for 1961 which have been pro-rated and are assumed by Grantees.

And we, Dorothy Baumgartner and Birdie Baumgartner, _____
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Harley Herman Agee and wife, Mary Elizabeth Agee, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 10th day of February, 1961

Dorothy Baumgartner

Birdie Baumgartner

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