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36485

WARRANTY DEED

FROM

JOE SHEPHERD ET UX

TO

MISS KATHRYN GENY

1922 West End Ave

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of APR A.D. 1961
at 10:53 o'clock
Noted in Book 98 Page 551
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By

Company

WARRANTY DEED

For and in Consideration of the sum of $10.00 - - - - - - - - - - - - - -

- - - Ten and No/100 - - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by the grantee and other valuable and sufficient considerations, the receipt of which is hereby acknowledged and for the balance the said grantee expressly assumes and agrees to pay a first mortgage, being in an original amount of $25,000.00 with the present balance of $23,838.98 after the April payment having been made, interest having been paid to May 1, 1961, said indebtedness being more fully described in and secured by a deed of trust executed by Joe Shepherd and wife, Billie M. Shepherd to E. A. Goodloe, Trustee of record in Book 2873, page 249, Register's Office for Davidson County, Tennessee, to secure Home Federal Savings and Loan Association of Nashville.

We, Joe Shepherd and wife, Billie M. Shepherd have bargained and sold, and by these presents do transfer and convey unto the said - - - - Kathryn Geny, unmarried, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 11 on the Plan of Harpeth Valley Estates, Section 1, as of record in Book 1835, page 86, Register's Office for said County, described as follows: Beginning on the southwesterly margin of Tyne Boulevard at the corner of lots Nos. 10 and 11; thence with the line between said two lots, southwestwardly 423.92 feet thence southeastwardly 132.6 feet to the northwesterly margin of a 50 foot drive; thence with the same, northeastwardly 398.31 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwardly 31.42 feet to the southwesterly margin of Tyne Boulevard; thence with the same, north 48° 52' west 112.5 feet to the beginning.

Being the same real property conveyed to Joe Shepherd and wife, Billie M. Shepherd, by deed from Cloud V. Eckhardt and wife, dated November 28, 1958, filed December 2, 1958, and recorded in book 2856, page 545, said Register's Office.

This conveyance is made subject to the following:

Deed from Tyne & Wright, Inc. to William J. Tyne, dated April 18, 1956, filed August 14, 1956, and recorded in book 2590, page 292, Register's Office for Davidson County, Tennessee, contains the following agreement:

"Under the terms of an instrument executed by Thomas J. Tyne, et al, being a contract to J. L. Webb, Agent for H. B. Evans, and of record in book 880, page 119, of the Register's Office, it was agreed that an 8 inch water main along Tyne Boulevard for a distance of 2000 feet would be located, with the privilege to make 600 taps, and said instrument further provides a pumping charge of $10.00 annually, per tap used. Said Tyne agreed that in selling or subdividing his property, he would embody into each deed a reference to said water right contract, including the pumping charge, and this agreement was to become a covenant running with the land."

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