K 3222

WARRANTY DEED

FROM 37380
Billy M. Henson, et ux

TO
Horace W. Boaz, et ux

TENNESSEE
COUNTY
Recorded 8
A.D. 1961
MAY
2:06
Book 1591
Page 225
WILSON, R
Register

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 fourteen thousand and no/100----------

----------($14,000.00)----------DOLLARS

of which sum $12,800.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, Horace W. Boaz and wife, Pearl Groce Boaz have assumed and agreed to pay the unpaid balance of $1,200.00 of a note in the original amount of $12,300.00 with interest at the rate of 4½% per annum and payable in monthly installments of $77.82 each, and said note is secured by a deed of trust of record in book 2220, page 329, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to State Mutual Life Assurance Company by instrument of record in book 2224, page 1, said Register's Office,

we, Billy M. Henson and wife, Ellen S. Henson

have bargained and sold, and by these presents do transfer and convey unto the said

Horace W. Boaz and wife, Pearl Groce Boaz, 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. 37 on the Plan of Merry Oaks, Section 2, as of record in book 2133, page 8, Register's Office for said County.
Said lot No. 37 fronts 131 feet on the northerly side of McFarland Road, formerly Woodberry Drive, and extends back 119.8 feet on the westerly line and 131.9 feet on the easterly line to adead line, measuring 131 feet thereon.
Being the same real property conveyed to Billy M. Henson and wife, Ellen S. Henson, by deed from Charles W. Webster and wife, dated February 19, 1954, filed February 24, 1954, and recorded in book 2248, page 547, said Register's Office.
This conveyance is made subject to forty-foot building setback line from McFarland Road, and conditions of owners certificate, as shown on plan of record in book 2133, page 8, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2096, page 1, said Register's Office.

G 69