K 3247

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 NINE THOUSAND FIVE HUNDRED THIRTY-TWO AND 06/100 DOLLARS ($9,532.06) which is secured by a Deed of Trust on the property herein conveyed, which was executed by Joe H. Card, Jr. and wife, to E. E. Murrey, Trustee, of record in book 2314, page 221, Register's Office for Davidson County, Tennessee, to secure to The First Mortgage Company of Nashville the payment of a note in the original principal sum of $12,600.00, payable in monthly installments of $83.16 each, which includes principal and interest at the rate of 5% per annum, beginning October 1, 1954, balance, September 1, 1974,

We, Robert F. Glasheen and wife, Phebe E. Glasheen,

_____ have bargained and sold, and by these presents do transfer and convey unto the said Charles S. Montgomery and wife, Ruth A. Montgomery, 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. 42 on the Plan of Russwood Heights, as of record in book 2133, pages 12 and 13, Register's Office for said County. Said lot No. 42 fronts 116.5 feet on the easterly side of Trimble Read and runs back 337.4 feet on the northerly line and 340.7 feet on the southerly line to a dead line, measuring 116.7 feet thereon. Being the same real property conveyed to Robert F. Glasheen and wife, Phebe E. Glasheen, by deed from Joe H. Card, Jr. and wife, Annabel G. Card, dated June 29, 1956, filed June 29, 1956, and recorded in book 2544, page 198, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 2098, page 60, said Register's Office, and the Plan of record in book 2133, pages 12 and 13, said Register's Office, shows a 10-foot easement for public utilities along the easterly line of premises, anchor easement at southwest corner of premises, 75-foot building setback line from Trimble Road, and conditions of owners certificate.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Charles S. Montgomery and wife, Ruth A. Montgomery, their _____ heirs and assigns, forever.

And we do covenant with the said Charles S. Montgomery and wife, Ruth A. Montgomery _____ 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 herein noted, and by taxes for 1961 which have been pro-rated and are assumed by the Grantees.

And we, Robert F. Glasheen and wife, Phebe E. Glasheen, _____ do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Charles S. Montgomery and wife, Ruth A. Montgomery, their _____ heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 7th day of June, 1961

Robert F. Glasheen

Phebe E. Glasheen

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