BK 3254

1489

WARRANTY DEED

FROM

Nelson A. Bryan, et ux

TO

Laurie E. Dawson, widow

REGISTER'S OFFICE
STATE OF TENNESSEE

AUG 1961

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

DOCUMENTARY

WARRANTY DEED — ATTORNEYS TITLE COMPANY

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 secured by a Deed of Trust on the property herein conveyed, executed by Robert O. Brock, Jr., and wife, to Herschel Greer, Trustee, of record in Book 2865, page 257, Register's Office for Davidson County, Tennessee, to secure the payment of a note dated October 14, 1958, in the original principal amount of $9,200.00, payable in monthly installments of $55.20 each, including principal and interest at the rate of 5¼% per annum, beginning November 1, 1958, balance October 1, 1983.

We, Nelson A. Bryan and wife, Frances A. Bryan,
have bargained and sold, and by these presents do transfer and convey unto the said
Laurie E. Dawson, widow

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. 34, Block C, on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County. Said Lot No. 34 fronts 78.5 feet on the westerly side of Bransford Avenue and runs back between parallel lines 130 feet to a dead line.

Being the same property conveyed to Nelson A. Bryan and wife, Frances A. Bryan, by deed from Robert O. Brock, Jr. and wife, Marjorie M. Brock, of record in Book 2999, page 273, Register's Office for said County.

This conveyance is made subject to restrictive convenants of record in Book 1627, page 321; Book 1165, page 627, and Book 1429, page 672, Register's Office for said County, and the plan of record in Book 1130, page 36, said Register's Office, shows an Owner's Certificate, a 25 foot minimum building setback line from Bransford Avenue, and a 10 foot easement for public utility purposes along the rear line of said lot.

Frances A. Bryan has signed the name of Nelson A. Bryan pursuant to a Power of Attorney in full force and effect on this date so authorizing her to do, as of record in Book 3253, page 561, Register's Office for Davidson County, Tennessee.

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