K 3255

WARRANTY DEED

FROM Warren J. Hunzicker, et ux

TO Jane C. Henry

53252

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of AUG A.D. 1961 at 2:47 o'clock P.M.
Noted in Book 77 Page 276-3
Recording Fee $2.00
JAMES P. WILSON, Register

Compliments of
Guaranty Title Company
A Division of
City Title Insurance Company
American Trust Building
NASHVILLE 3, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------
----------($10.00)----------*DOLLARS*

cash in hand paid by Jane C. Henry, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration, Jane C. Henry has assumed and agreed to pay the unpaid balance of a note in the original amount of $22,800.00, with interest at the rate of 5% per annum and a service fee of 1% per annum, said principal, interest and service fee being payable in monthly installments of $146.92 per month, and said note is secured by a deed of trust of record in book 3168, page 529, Register's Office for Davidson County, Tennessee,

we, Warren J. Hunzicker and wife, Marjorie J. Hunzicker

have bargained and sold, and by these presents do transfer and convey unto the said Jane C. Henry, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly part of lot No. 84 on the Map of Royal Oaks Land Company's Subdivision, of record in book 421, pages 102 and 103, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, as follows:
Beginning at a point in the easterly margin of Westview Avenue 446 feet south of the southerly margin of Fourth Street; thence easterly parallel with Fourth Street, 210 feet to a point; thence southerly, parallel with Westview Avenue 221 feet to a point; thence northwesterly 230 feet, more or less, to the easterly margin of Westview Avenue; thence with the margin of same northerly 100 feet 4 inches to the point of beginning.
Being the same real property conveyed to Warren J. Hunzicker and wife, Marjorie J. Hunzicker, by deed from William C. Holland and wife, dated October 16, 1958, filed October 17, 1958, and recorded in book 2809, page 427, said Register's Office.
This conveyance is made subject to easement for water mains, if any, of record in book 613, page 404, and book 924, page 24, said Register's Office, and to restrictive covenants contained in deed of record in book 1392, page 233, said Register's Office.

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