BK 3256

Mail this deed back to R.C.Ray
Attorney
Gallatin, Tenn.

WARRANTY DEED

FROM

E. C. DENNEY AND WIFE,
OPAL DENNEY

TO

BILLY ALLEN LOVE AND WIFE,
LASSIE LOVE

54170

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

REGISTER'S OFFICE
Received for record in the STATE OF TENNESSEE
DAVIDSON COUNTY on the 8 day of Jan A.D. 19 61
at 2:36 o'clock P M.,
Noted in Book
Recorded in Book 99 Page 105
Recording Fee $
Certified Fee $
Total $2.00
Pending Fee $
JAMES P. WILSON, Register County Register
By: Deputy Reg.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

For and in Consideration of the sum of FOUR THOUSAND ($4,000.00) DOLLARS, of which TWO THOUSAND ($2,000.00) DOLLARS is cash in hand paid and the ~~DOLLARS~~ balance of TWO THOUSAND ($2,000.00) DOLLARS, to be paid as set out herein, I/We,

E. C. DENNEY AND WIFE, OPAL DENNEY



have bargained and sold, and by these presents do transfer and convey unto the said BILLY ALLEN LOVE AND WIFE, LASSIE LOVE, their heirs and assigns, a certain ~~tract~~ lot or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING in the 11th Civil District of said County and described as follows, to-wit:

Beginning at a point on the east margin of the Larkin Springs Road five hundred seventy six feet (576) south of the Old Hickory Blvd; thence south, with said east margin, one hundred (100) feet; thence easterly four hundred (400) feet to a point five hundred fifty (550) feet south of the south line of Block "A" of the Anderson Subdivision as recorded in book # 971, pages 36-37 Register's Office of Davidson County, Tennessee; thence northerly, parallel to the aforesaid road one hundred (100) feet to a point four hundred and fifty (450) feet south of aforesaid subdivision; thence westerly four hundred (400) feet to the beginning point and containing forty (40,000) square feet more or less.

Said property being Lot # 5 on a plat of 21 lots on the east side Larkin Springs Road, W. L. Love property dated March 17, 1954, which is on file in the office of the Warranty Title Company, but which is not of record.

This is the same lot or parcel of land conveyed to E. C. Denney and wife, Opal Denney by deed dated December 6, 1957 from Idah Lee Kirkpatrick and is of record in book # 2741, Page 396, Register's Office, Davidson County, Tennessee.

For the remaining TWO THOUSAND ($2,000.00) DOLLARS consideration or purchase money the purchasers, Billy Allen Love and wife, Lassie Love have this day executed one promissory note for this amount and due and payable at the rate of $300.00 each six months hereafter, with interest at the rate of 6% per annum, payable semi-annually in addition to the payment set out above, until this entire amount together with all interest is paid in full.
A vendors lien is specifically retained on the tract or lot of land sold until all of this purchase money together with all interest thereon is paid in full.
In the event either of the $300.00 installments is not paid when due then all of the remaining unpaid balance shall become due immediately at the option of the owner or holder of this indebtedness.
All the terms and conditions of this purchase money note are included herein as fully as if copied herein in full.

PG 543