BK 3280

WARRANTY DEED

FROM 57859

A. B. IVEY ET UX

TO

OWEN D. JACKSON ET AL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of SEP A.D. 1961 at 12:48 o'clock P.M.
Noted in Book 49 Page 202
Recorded in Book ____ Page ____
Recording Fee $2.20
JAMES P. WILSON, Register
By [signature]
Dpt. Reg.

Compliments of
Title Company
A Division of
Title Insurance Company
Trust Building
Cor. Third & Union
NASHVILLE, TENNESSEE

DOCUMENTARY STAMPS
UNITED STATES
INTERNAL REVENUE
2.20
TWO DOLLARS
AND TWENTY CENTS

Please record and return to
PROVIDENT TRUST COMPANY

WARRANTY DEED

For and in Consideration of the sum of

- - - -TEN & NO/100- - - - DOLLARS

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption by OWEN D. JACKSON AND WIFE, BETTY L. JACKSON, AND STACY R. McMILLIAN, of the sum of FIFTEEN THOUSAND EIGHT HUNDRED EIGHTY-ONE & 50/100 ($15,881.50) Dollars, representing the unpaid balance of a note in the original amount of $16,200.00, which is secured by a Deed of Trust to Ferriss C. Bailey, Trustee, of record in Book 3020, page 591, Register's Office for Davidson County, Tennessee, to which reference is hereby made;

WE, A. B. IVEY AND WIFE, DORIS C. IVEY,

have bargained and sold, and by these presents do transfer and convey unto the said OWEN D. JACKSON AND WIFE, BETTY L. JACKSON, their heirs and assigns, a one-half undivided interest, and to STACY R. McMILLIAN, her heirs and assigns, ~~a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:~~ a one-half undivided interest, in and to the following described tract of land in Davidson County, Tennessee:

Being Lot No. 148 on the Plan of Section III, Sutherland Heights, as of record in Book 2663, page 117, Register's Office for said County.

Said Lot No. 148 fronts 95 feet on the east side of Western Hills Drive, and runs back 298.3 feet on the southerly line and 334.9 feet on the northerly line, which is a broken line, to a dead line in the rear on which it measures 27 feet.

Being the same real property conveyed to A. B. Ivey and wife, Doris C. Ivey, by deed from Henry H. Tinsley and wife, of record in Book 3248, page 487, said Register's Office.

Taxes for the calendar year 1961 to be pro-rated date of deed and assumed by the grantees.

This conveyance is subject to a 10-foot easement for public utility purposes along the northerly and rear lines of the premises, a 40-foot building set-back line from Western Hills Drive, and conditions of owners certificate as shown on plan of record in Book 2663, page 117, Register's Office for Davidson County, Tennessee; and to restrictive covenants of record in Book 2859, page 57, and in Book 2877, page 263, said Register's Office.

PG 171