BK 3280

Nashville 49180

WARRANTY DEED

FROM

Fred B. Newton, et ux

58150

TO

John C. Beamer, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day
of SEP A.D. 1961
at 8:41 o'clock A.M.
Noted in Book 2618 Page 393
Recorded in Book 2618 Page 393
Recording Fee $2.50
JAMES P. WILSON, Register
By [illegible] D.C.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of Twelve thousand, five hundred and no/100-----------($12,500.00)------ *DOLLARS*

of which sum $2,211.13 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount John C. Beamer and wife, Patricia H. Beamer have assumed and agreed to pay the unpaid balance of $10,288.87 of a note in the original amount of $11,150.00, with interest from the date of note at the rate of 4½% per annum, said principal and interest being payable in monthly installments of $56.53 each, and said note is secured by a deed of trust of record in book 2618, page 393, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to Federal National Mortgage Association, by instrument of record in book 2621, page 362, said Register's Office,

we, Fred B. Newton and wife, Melba Newton

have bargained and sold, and by these presents do transfer and convey unto the said John C. Beamer and wife, Patricia H. Beamer, their

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

Land in the 6th Civil District of Davidson County, Tennessee, being lot No. 135 on the Plan of Whispering Hills, Section 1, as of record in book 2331, pages 82, 83 and 84, Register's Office for said County, described as follows:
Beginning on the southeasterly margin of McMurray Drive at the corner of lots Nos. 135 and 137; thence with said Drive northeastwardly 121.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 39.9 feet to the westerly margin of Whispering Hills Drive; thence with said Drive southeastwardly 140.7 feet to the corner of lots Nos. 135 and 154; thence with the line between said two lots westwardly 100 feet to the common corner of lots Nos. 135, 137 and 154; thence with the line between lots Nos. 135 and 137 northwestwardly 128.9 feet to the beginning.
Being the same real property conveyed to Fred B. Newton and wife, Melba Newton, by deed from Woodbine Homes, Inc., dated April 25, 1957, filed May 2, 1957, and recorded in book 2645, page 431, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along southwesterly and southerly lines of premises, 3x15 foot anchor easement at the beginning of a curve on the southeasterly margin of McMurray Drive, 30-foot building setback line from McMurray Drive and 50-foot building setback line from Whispering Hills Drive, and conditions of owners certificate, as shown on plan of record in book 2331, pages 82, 83 and 84, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2481, page 499, said Register's Office.

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