K 3284

62127

WARRANTY DEED

FROM
Walter S. Keeter, et ux

TO
M. M. Phillips, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of OCT A.D. 1961 at 2:10 o'clock P.M.
Noted in Book 1240 Page 76
Recorded in Boot Page
Recording Fee $2.00
JAMES R. 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

200

For and in Consideration of the sum of Nine thousand, one hundred, ninety-one and 24/100 ($9,191.24) *DOLLARS*

of which sum $500.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount M. M. Phillips and wife, Katherine Morris Phillips have assumed and agreed to pay the unpaid balance of $8,224.86 of a note in the original amount of $9,750.00, with interest at the rate of 4½% per annum, said principal and interest being payable in monthly installments of $54.21 each, and said note is secured by a deed of trust of record in book 2417, page 411, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing the same have been assigned to Federal National Mortgage Association by an instrument of record in book 2569, page 371, said Register's Office; and have also assumed and agreed to pay the unpaid balance of $466.38 of a note in the original amount of $1,350.00, with interest at the rate of 5% per annum, said principal and interest being payable in monthly installments of $30.00 each, and said note is secured by a deed of trust of record in book 2768, page 617, said Register's Office,

we, Walter S. Keeter and wife, Mary Jane Keeter

have bargained and sold, and by these presents do transfer and convey unto the said M. M. Phillips and wife, Katherine Morris Phillips, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 550 on the Map of Cloverhill, Section VIII, as of record in book 2331, page 11, Register's Office for said County.
Said lot No. 550 fronts 70 feet on the southerly side of Crosswood Drive and runs back between parallel lines 175 feet to a dead line.
Being the same real property conveyed to Walter S.Keeter and wife, Mary Jane Keeter, by deed from Thomas Marshall Gilchrist and wife, dated May 22, 1958, filed May 27, 1958, and recorded in book 2750, page 33, said Register's Office.
This conveyance is made subject to an easement and right-of-way for an electric power transmission line on and across premises with rights of ingress and egress and other rights and privileges as set out in grant to the United States of America, of record in book 1207, page 579, said Register's Office, ten-foot easement for public utility purposes along rear line of premises, easement for T.V.A. transmission line across rear of premises, 30-foot building setback line from Crosswood Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 11, said Register's Office, restrictive covenants of record in book 2145, page 262, placed upon premises and amended by instrument of record in book 2334, page 307, said Register's Office.

PG 35