BK 3308

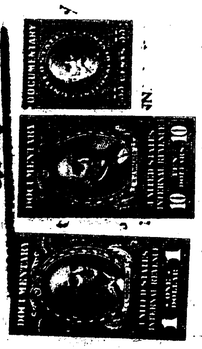
WARRANTY DEED

FROM Francis D. Pedersen et ux

TO Charles Harold James et ux

-65998

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day
of NOV A.D. 1961
at 2:45 o'clock P.M.
Noted in Book 1620 Page 174
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register



WARRANTY DEED — Attorneys Title Company

For and in Consideration of the sum of Ten and No/100 ($10.00) ---------- DOLLARS

Cash in hand paid by Charles Harold James and wife, Pearl C. James and other good and valuable considerations the receipt and sufficiency of all of which is hereby acknowledged, and the further consideration of the said Charles Harold James and wife, Pearl C. James agreeing to (and they do so agree by accepting this deed) assume and pay in full the entire unpaid balance due on that promissory note dated November 26, 1957 in the original face amount of $18,000.00 executed by Francis D. Pedersen and wife, Gwendolyn D. Pedersen and payable to the order of The Prudential Insurance Company, which promissory note is secured by a deed of trust of the same date and recorded in Book 2679, Page 537, Register's Office, Davidson County, Tennessee, we Francis D. Pedersen and wife, Gwendolyn D. Pedersen,

have bargained and sold, and by these presents do transfer and convey unto the said Charles Harold James and wife, Pearl C. James

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

Being Lot No. 74 on the Plan of Harding Park, of record in Book 2331, Page 120, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Cargile Road at the corner of Lots 73 and 74; thence with the line between said lots, southerly 305.9 feet to a point; thence southwesterly 58.6 feet to a point and continuing southwesterly 71.5 feet to the easterly margin of an unnamed street; thence with the margin of said street, northerly 283.9 feet to the beginning of a curve; thence around said curve, northeasterly 39.4 feet to the southerly margin of Cargile Road; thence with the margin of the same, easterly 105.6 feet to the point of beginning.

Being the same property conveyed to Francis D. Pedersen and wife, Gwendolyn D. Pedersen by deed from Castleman Construction Company of record in Book 2705, Page 429, Register's Office, Davidson County, Tennessee.

Grantors shall give possession of said premises to Grantees within 30 days of the date hereof.

The above described property is conveyed subject to restrictive covenants and easements as set in Book 2542, Page 486, and in Book 2331, Page 120, both in Register's Office, Davidson County, Tennessee.

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