K 3309

WARRANTY DEED

FROM - 66930
Stanley E. Bess, et ux

TO
W. T. Karnes, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Nov. 7 19 61
A.D.
at 2:28 P.M.
Noted in Book 3309
Recorded Fee 2.00
Recording Fee
JAMES P. [illegible]
By [illegible]

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASH[illegible]

DOCUMENTARY
55 CENTS

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid by W. T. Karnes and wife, Frances Karnes and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration W. T. Karnes and wife, Frances Karnes have assumed and agreed to pay an indebtedness in the amount of $10,950.00, with interest at the rate set forth in the note, said principal and interest being payable in monthly installments of $60.55 each, and said note is secured by a deed of trust of record in book 3288, page 527, Register's Office for Davidson County, Tennessee,

we, Stanley E. Bess and wife, Ruby Jean Bess

have bargained and sold, and by these presents do transfer and convey unto the said W. T. Karnes and wife, Frances Karnes, 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. 149 on the Plan of Kenilworth Estates, Section 1, as of record in book 2900, pages 105 and 106, Register's Office for said County.
Said lot No. 149 fronts 70 feet on the southerly side of Garry Drive and extends back 103 feet on the westerly line and 178.2 feet on the easterly line, to a dead line, measuring 102.8 feet thereon.
Being the same real property conveyed to Stanley E. Bess and wife, Ruby Jean Bess, by deed from Martin Zeitlin, Trustee, dated September 1, 1961, filed September 19, 1961, and recorded in book 3281 page 245, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Garry Drive and conditions of owners certificate, as shown on plan of record in book 2900, pages 105 and 106, said Register's Office, and to restrictive covenants contained in an instrument of record in book 3103, page 610, said Register's Office.

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