BK 3317

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WARRANTY DEED

FROM

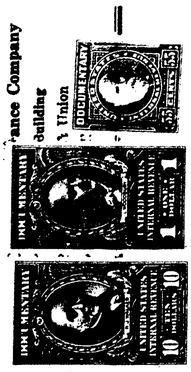
DANIEL FITZGERALD WILKINS, ET UX

TO

JAMES E. MARTIN, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of JAN A.D. 1962 at 1:20 o'clock P.M.
Noted in Book 80 Page 760
Recorded in Book ____ Page ____
Recording Fee $2.20
JAMES P. WILSON, Register
By ____ Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
[illegible]ance Company
[illegible] Building
[illegible]t Union



WARRANTY DEED

For and in Consideration of the sum of TEN THOUSAND SEVEN HUNDRED SIXTY-SIX & 13/100 - - - - - - - - - - - - - - - - - - ($10,766.13) - - - DOLLARS of which Eighteen Hundred ($1800.00) Dollars has been paid in cash by James E. Martin and wife, Phyllis R. Martin, the receipt of which is hereby acknowledged; and for the remainder the said James E. Martin and wife, Phyllis R. Martin, have assumed the balance of mortgage secured by deed of trust from Daniel Fitzgerald Wilkins and wife, Betty S. Wilkins, to John W. Murphree, Trustee, dated July 5, 1957, recorded in Book 2628, Page 635, Register's Office for Davidson County, Tennessee, due in monthly installments of $48.90 each, commencing August 1, 1957, with interest at four and one-half percent per annum, and which has been assigned to The Dime Savings Bank of Williamsburgh by instrument recorded in Book 2629, Page 572, Register's Office for Davidson County, Tennessee

We, Daniel Fitzgerald Wilkins and wife, Betty S. Wilkins,

have bargained and sold, and by these presents do transfer and convey unto the said James E. Martin and wife, Phyllis R. Martin, 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. 288 on the Map of Fairlane Park, Section III, as of record in Book 2331, Pages 145 and 146, Register's Office for said County.

Said Lot No. 288 fronts 114 feet on the west side of Yorktown Road and runs back 152.5 feet on the north line and 114 feet on the south line to a dead line in the rear, which is a broken line, on which it measures 132.3 feet.

Being the same real property conveyed to Daniel Fitzgerald Wilkins and wife, Betty S. Wilkins, by deed from Malpar Homes, Inc., recorded in Book 2689, page 361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

Easement and setback lines shown on owners certificate on plan of record in Book 2331, pages 145 and 146, R.O.D.C. Tennessee;

Restrictive covenants contained in instrument executed by Crosby Land Company of record in Book 2598, page 491, R.O.D.C. Tennessee

PG 421