K 3344

WARRANTY DEED

FROM 86861
Jimmy W. Hayes, et ux

TO
Hilton D. Wall, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of MAR A.D. 1962 at 8:50 o'clock A.M.
Noted in Book 101 Page 291
Recording Fee $2.00
JAMES D. WILSON, Register
By [signature] Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas [redacted] Insurance Company
[redacted] rust Building
[redacted] hird & Union
TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of twelve thousand, one hundred, eighty and 95/100----------($12,180.95)----------*DOLLARS*

of which sum $400.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, Hilton D. Wall and wife, Nellie S. Wall have assumed and agreed to pay the unpaid balance of $11,780.95 of a note in the original amount of $11,850.00 payable in monthly installments of $65.53, and said note is secured by a deed of trust of record in book 3291, page 309, Register's Office for Davidson County, Tennessee,

we, Jimmy W. Hayes and wife, Elizabeth Hayes
have bargained and sold, and by these presents do transfer and convey unto the said Hilton D. Wall and wife, Nellie S. Wall, 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. 115 on the Plan of Kenilworth Estates, Section 3, as of record in book 2900, pages 149 and 150, Register's Office for said County.
Said lot No. 115 fronts 73.7 feet on the southeasterly side of Citrus Drive and extends back 123.9 feet on the northeasterly line and 103 feet on the southwesterly line to a dead line, which is a broken line, measuring 83.4 feet thereon.
Being the same real property conveyed to Jimmy W. Hayes and wife, Elizabeth Hayes, by deed from Martin Zeitlin, Trustee, dated September 26, 1961, filed October 4, 1961, and recorded in book 3283, page 371, said Register's Office.
This conveyance is made subject to ten-foot easement for public utilities along rear and southwesterly lines of premises, 5-foot easement for telephone cable along northeasterly line of premises, easement for sewer across rear of premises, 30-foot building setback line from Citrus Drive and conditions of owners certificate, as shown on plan of record in book 2900, pages 149 and 150, said Register's Office; and to restrictive covenants contained in an instrument of record in book 3221, page 445, said Register's Office.

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