K 3346

89124

WARRANTY DEED

FROM

Gene James Swafford, et ux

TO

Jimmy L. Gray, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of MAR A.D. 1963 at 3:30 o'clock P.M.
Noted in Book 1011 Page 407
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of six thousand, seven hundred, sixty and 71/100----------($6,760.71)----------*DOLLARS* of which sum $400.00 has been paid in cash, receipt of which is hereby acknowledged, and for the remaining amount, Jimmy L. Gray and wife, VeEtte A. Gray have assumed and agreed to pay the unpaid balance of $6,360.71 of a note in the original amount of $7,250.00 with interest at the rate of 4½% per annum and payable in monthly installments of $36.74 and said note is secured by a deed of trust of record in book 2417, page 609, Register's Office for Davidson County, Tennessee,

DOCUMENTARY

we, Gene James Swafford and wife, Lucy Swafford

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

Land in the 12th Ward of the City of Nashville, formerly the 8th Civil District of Davidson County, Tennessee, being lot No. 25 on the Plan of West Park, as of record in book 2331, page 17, Register's Office for said County.

Said lot No. 25 fronts 46.5 feet on the southeasterly side of Marilyn Road and runs back 150 feet on the northeasterly line and 152.1 feet on the southwesterly line to a dead line, measuring 57.2 feet thereon.

Being the same real property conveyed to Gene James Swafford and wife, Lucy Swafford, by deed from Brentwood Homes, Inc., dated June 8, 1955, filed June 10, 1955, and recorded in book 2436, page 203, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the rear line of premises and 30-foot building setback line from Marilyn Road, as shown on plan of record in book 2331, page 17, said Register's Office; and to an easement for electric power line of record in book 1021, page 10, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2399, page 441, said Register's Office.

G 551