BK 3372

WARRANTY DEED

FROM
James L. Seymour, et ux

TO
James A. Eberle, et ux

Received ... Fee ... 1.95
JAMES P. WILSON, Register
By ... Deputy R.R.

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

DOCUMENTARY EXTENSION STAMPS ONE DOLLAR AND TEN CENTS $1.10

16

WARRANTY DEED

For and in Consideration of the sum of sixteen thousand, four hundred, twenty-six and 27/100----------($16,426.27)-----*DOLLARS*

of which sum $1,400.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount John A. Eberle and wife, Maxine Prow Eberle have assumed and agreed to pay the unpaid balance of $15,026.27 of a note in the original amount of $15,400.00, and said note is secured by a deed of trust of record in book 3092, page 323, Register's Office for Davidson County, Tennessee,

we, James L. Seymour and wife, Lucille L. Seymour,

have bargained and sold, and by these presents do transfer and convey unto the said John A. Eberle and wife, Maxine Prow Eberle, 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. 424 on the Map of Charlotte Park Subdivision, Section 6, as of record in book 2900, page 7, Register's Office for said County. Said lot No. 424 fronts 91.0 feet on the southerly side of Fordomatic Drive and extends back 152.5 feet on the westerly line and 175.8 feet on the easterly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same real property conveyed to James L. Seymour and wife, Lucille L. Seymour, by deed from Harry Graham and wife, dated June 7, 1960, filed June 15, 1960, and recorded in book 3075, page 607, said Register's Office.

This conveyance is made subject to an agreement of record in book 2593, page 566, said Register's Office; ten-foot easement for public utilities along rear line of premises, 35-foot building setback line from Fordomatic Drive, and conditions of owners certificate as shown on plan of record in book 2900, pages 7 and 8, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2921, page 412, said Register's Office.

PG 421