K 3398

2926

WARRANTY DEED

FROM

A. B. IVEY ET UX

TO

ABIGAIL S. RICHMOND

(consideration $10,750.00) including assumption of loan balance of $9229.05)

STATE OF TENNESSEE
DAVIDSON COUNTY
Received and recorded this 21st day of Feb. A.D. 19 62 at 1:47 o'clock P.M.
Noted in Book 1702 Page 171
Recorded in Book ... Page ...
Recording Fee $2.00
JAMES P. WILSON, Register
By ... Deputy Reg.



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

Please record & return to
PROVIDENT TRUST COMPANY

JWK

WARRANTY DEED

For and in Consideration of the sum of

- - - -TEN & NO/100 ($10.00)- - - - *DOLLARS*

cash in hand paid by Abigail S. Richmond, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the said Abigail S. Richmond of the unpaid balance of $9,229.05 of an indebtedness in the original amount of $10,650.00, secured by a Deed of Trust to John W. Murphree, Trustee, of record in Book 2384, page 403, Register's Office for Davidson County, Tennessee, to which reference is hereby made;

WE, A. B. IVEY AND WIFE, DORIS C. IVEY

have bargained and sold, and by these presents do transfer and convey unto the said ABIGAIL S. RICHMOND her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 78 on the Plan of Walnut Grove, as of record in Book 2133, page 87, Register's Office for said County.

Said Lot No. 78 fronts 78 feet on the southwesterly side of Amherst Drive and runs back between lines, measuring 159.3 feet on the northwest line and 161.3 feet on the southeast line, to a dead line in the rear, measuring 78 feet thereon.

Being the same real property conveyed to A. B. Ivey and wife, Doris C. Ivey, by deed from Owen D. Jackson and wife, of record in Book 3280, page 123, said Register's Office.

This conveyance is subject to a ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Amherst Drive and conditions of owners certificate, as shown on plan of record in Book 2133, page 87, said Register's office, and restrictive covenants of record in Book 2271, page 541, said Register's Office.

Taxes for the calendar year 1962 to be pro-rated date of deed and assumed by the grantee.

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