K 3406

WARRANTY DEED

FROM 12271

Roger R. Jones, et ux

TO

Leonard Boyd, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
of JUL A.D. 1962
at 10:50 o'clock A M.
Noted in Book 102 Page 575
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ 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 Ten and No/100 - ($10.00) - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Leonard Boyd and wife, Alice Boyd, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Leonard Boyd and wife, Alice Boyd, and their agreement to pay the balance of $19,420.60 of an indebtedness in the original amount of $20,000.00, secured by deed of trust executed by Bill H. Rogers and wife, Gertrude C. Rogers, to John W. Murphree, Trustee, of record in book 3095, page 505, Register's Office for Davidson County, Tennessee, and assigned to The Mutual Life Insurance Company of New York by instruments of record in book 3108, page 79, and book 3110, page 289, Register's Office for Davidson County, Tennessee,

We, Roger R. Jones and wife, Juanita M. Jones, *have bargained and sold, and by these presents do transfer and convey unto the said* Leonard Boyd and wife, Alice Boyd, 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. 131 on the Plan of Section III, Sutherland Heights, as of record in book 2663, page 117, Register's Office for said County.
Said lot No. 131 fronts 140 feet on the westerly side of Western Hills Drive and runs back 242.4 feet on the northerly line and 278 feet on the southerly line to a dead line on which it measures 191 feet.
Being the same real property conveyed to Roger R. Jones and wife, Juanita M. Jones, by deed from Bill H. Rogers and wife, of record in book 3312, page 629, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along rear line of premises, anchor easement at northeast and southeast corners of premises, 40-foot building setback line from Western Hills Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 117, Register's Office for Davidson County, Tennessee, and to restrictive covenant contained in deed from Joe E. Sutherland and wife to Western Hills Development Company of record in book 2859, page 57, and restrictive covenants contained in an instrument executed by Western Hills Development Co., Inc., of record in book 2877, page 253, Register's Office for said County.

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