K 3436

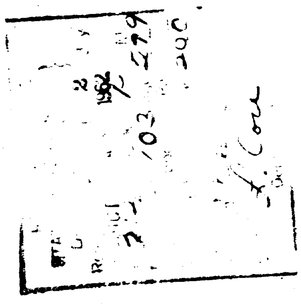
MAIL TO JACKSON & CO P.O. BOX 1634 - ZONE 7 - NASHVILLE 3, TENN.

21156

WARRANTY DEED

FROM
Raymond D. Birdwell, et ux

TO
William Isaac Downing, et ux



Compliments of
Guaranty
A
Kansas City Title
American
S. W. Co.
NASHVILLE

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100---------- ($10.00) ------*DOLLARS*

cash in hand paid by William Isaac Downing and wife, Margaret Marie Downing and other good andvaluable considerations, the receipt of all of which is hereby acknowledged, and in further consideration William Isaac Downing and wife, Margaret Marie Downing have assumed and agreed to pay the unpaid balance of $12,013.08 of a note in the original amount of $12,200.00, said note is secured by a deed of trust of record in book 3245, page 123, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same have been assigned to Life and Casualty Insurance Company of Tennessee, by instrument of record in book 3246, page 151, said Register's Office,

we, Raymond D. Birdwell and wife, Mary AnnBirdwell

have bargained and sold, and by these presents do transfer and convey unto the said William Isaac Downing and wife, Margaret Marie Downing, 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. 37 on the Second Revised Plan of Valley View, Section 1, as of record in book 2331, page 113, Register's Office for said County.
Said lot No. 37 fronts 57 feet on the southerly side of Lookout Drive and extends back 109.84 feet on the easterly line and 108.41 feet on the westerly line to a 15 foot access easement on which it measures 57 feet.
Being the same real property conveyed to Raymond D. Birdwell and wife, Mary Ann Birdwell, by deed from Vernon H. Vaughn and wife, dated August 9, 1962, filed August 14, 1962 and recorded in book 3429, page 6, said Register's Office.
This conveyance is made subject to an easement to construct, operate, and maintain an electric transmission line and other rights with reference thereto, as set out in grant of record in book 2453, page 566, said Register's Office; ten foot easement for sewer and 25-foot building setback line from Lookout Drive, as shown on plan of record in book 2331, page 113, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2446, page 146, said Register's Office, and to an easement for right of way for electric power lines of record in book 1038, page 303, said Register's Office.

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