K 3458

FRANK B. WEECH

WARRANTY DEED

FROM 27698

JOSEPHINE W. WOOD, a widow.

TO

MRS. GEORGIA S. SMITH.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day
of OCT A.D. 1959 M.
at 1:39 o'clock
Noted in Book 1123 Page 344
Recorded in Book Page
Recording Fee $2.00
Register
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

200

WARRANTY DEED

For and in Consideration of the sum of ($7,500.00)
SEVEN THOUSAND, FIVE HUNDRED & NO/100- DOLLARS

of which the sum of $2,102.34 has been paid in cash by Mrs. Georgia S. Smith, the receipt of which is hereby acknowledged; and for the remainder the said Mrs. Georgia S. Smith has assumed and agreed to pay the unpaid balance of a first mortgage loan now on the hereinafter described property, subject to all terms and conditions thereof, in the principal sum of $5,397.66, payable in monthly installments of $44.62 each, which include principal and interest at the rate of 4½ per annum, and the first installment as assumed herein falling due November 1, 1962 and the others, consecutively, on the 1st day of each month thereafter; and said mortgage is secured by a deed of trust executed by Cameron E. Wood and wife, Josephine W. Wood, to Louis R. Linx, Trustee, dated May 16, 1952, filed May 20, 1952, for First Federal Savings & Loan Association, as of record in Book No. 2082, page 183, Register's Office for Davidson County, Tennessee; reference to said record hereby given for a more complete description of said mortgage loan:

I, JOSEPHINE W. WOOD, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said MRS. GEORGIA S. SMITH, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of block No. 5 on the map of Hamilton's Subdivision, as of record in Minute Book 1, page 97, County Court for said County, being lot No. 8 on the unrecorded subdivision of said block No. 5. According to a survey made by E. R. Southgate, Surveyor, July_____, 1945, said lot No. 8 fronts 50 feet on the northerly side of Hamilton Street and runs back between parallel lines, parallel with and 200 feet west of the westerly margin of Pillow Street, 167½ feet to an alley. Being the same real property conveyed to Josephine W. Wood by two deeds, one from Ben B. Moseley and wife, dated May 16, 1952, filed May 20, 1952, and recorded in book 2046, page 595, and the other from Cameron E. Wood, dated May 15, 1959, filed May 15, 1959, and recorded in book 2906, page 116, Register's Office for said County.

The hereinabove described property is conveyed to the said Mrs. Georgia S. Smith, her heirs and assigns, subject to restrictive covenants contained in an instrument executed by Margaret H. Reamer, Trustee, et al., dated September 4, 1940, filed September 27, 1940, and recorded in book 1133, page 690, Register's Office for Davidson County, Tennessee.

The escrow funds held by the First Federal Savings and Loan Association are hereby transferred to the buyer.

Title to the following appliances contained in the building are hereby sold, transferred and conveyed to the purchaser as follows: One 13 cubic foot Coldspot refrigerator, one Kelvinator Washer, one Kenmore Dryer, one 1½ Ton Mathes Air Conditioner, and One four burner Tappan Gas Range.

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