K 3463

WARRANTY DEED

FROM 83056
Charles M. Smith et ux,

TO
John H. Jones et ux.

[redacted]

ER'S OFFICE
TENNESSEE
N COUN
Received for record 20 day
of NOV A.D. 1957 o'clock A M.
Noted in Book 10 3 Page 690
Recorded in Book Page
Recording Fee $ 2.00
Register.
Deputy Register

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

5/

WARRANTY DEED

For and in Consideration of the sum of Eight Thousand Four Hundred Ninety Nine and 69/100 - ($8,499.69) *DOLLARS*

of which $1,800.00 has been paid in cash by John H. Jones and wife, Estell N. Jones, the receipt of which is hereby acknowledged, and for the remainder the said John H. Jones and wife have assumed and agree to pay the unpaid balance of $6,699.69 of an original indebtedness of $7,600.00 secured by deed of trust of record in book 2666, page 615, Register's Office for Davidson County, Tennessee,

We, Charles M. Smith and wife, Barbara G. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said John H. Jones and wife, Estell N. Jones, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the westerly 50 feet of the easterly 390 feet of the northerly 160 feet of lots Nos. 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in book 421, page 18, Register's Office for said County.
According to a survey made by S. R. Sanford, Jr., Surveyor, June 29, 1946, said part of lots Nos. 23 and 24 fronts 50 feet on the southerly side of Idaho, formerly 5th, Avenue, and runs back between parallel lines, parallel with and 340 feet west of the westerly margin of 31st Avenue North, 160 feet to a dead line.
Being the same real property conveyed to Charles M. Smith and wife, Barbara G. Smith, by deed from Sander Mandel and wife, of record in book 2695, page 93, Register's Office for said County.

This conveyance is made subject to easement for a sanitary sewer across rear of premises granted City of Nashville by Sander Mandel and wife, as set out in instrument of record in book 2149, page 462, Register's Office for said County; and to restrictive covenants contained in deed of record in book 1383, page 98, said Register's Office.

PG 69