K 3467

WARRANTY DEED

FROM

Larry Edward Hinds, et ux

TO

James Johnson, Jr., et ux

39908

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of DEC 27 day
A.D. 1979 o'clock P M.
Recorded in Book 1494 Page 513
Recording Fee $2.00
Deputy Reg. Register

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

Compliments of

WARRANTY DEED

For and in Consideration of the sum of Nine Thousand Eight Hundred Seventy-Nine and 88/100 ($9,879.88) *DOLLARS*

of which $850.00 has been paid in cash by James Johnson, Jr. and wife, Ann H. Johnson, the receipt of which is hereby acknowledged, and for the remainder the said James Johnson, Jr. and wife, Ann H. Johnson, have assumed and agree to pay the unpaid balance of $9,029.88 of an indebtedness in the original amount of $9,400.00, secured by deed of trust executed by Larry Edward Hinds and wife, Catherine C. Hinds, to T. I. Holman, Jr., Trustee, of record in book 3022, page 629, Register's Office for Davidson County, Tennessee,

We, Larry Edward Hinds and wife, Catherine C. Hinds,

have bargained and sold, and by these presents do transfer and convey unto the said James Johnson, Jr. and wife, Ann H. Johnson, 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. 171 on the Map of Section Two, Battlewood, as of record in book 1835, pages 95 and 96, Register's Office for said County, described as follows: Beginning at a point in the northerly margin of Drummond Drive at the corner of lots 170 and 171; thence with the line between said lots, northeasterly 160 feet to a corner of lot 172; thence with the line between lots 171 and 172, northwesterly 190.85 feet to the southeasterly margin of Carlyle Place; thence with the margin of the same, southwesterly 100.5 feet to the beginning of a curve; thence around said curve, southerly 39.27 feet to the northeasterly margin of Drummond Drive; thence with the margin of the same, southeasterly 135.29 feet to the beginning.

Being the same real property conveyed to Larry Edward Hinds and wife, Catherine C. Hinds, by deed from Warren H. Lovelace and wife, of record in book 3027, page 627, said Register's Office.

This conveyance is made subject to public utility easement granted by Woodbine Homes, Inc., as set out in instrument of record in book 2024, page 301, Register's Office for Davidson County, Tennessee; 50-foot building setback line from Drummond Drive and Carlyle Place and conditions of owners certificate, as shown on plan of record in book 1835, pages 95 and 96, said Register's Office, and to restrictive covenants contained in instruments of record in book 1494, page 513 and book 2022, page 400, said Register's Office.

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