K 3503

WARRANTY DEED

FROM '45945

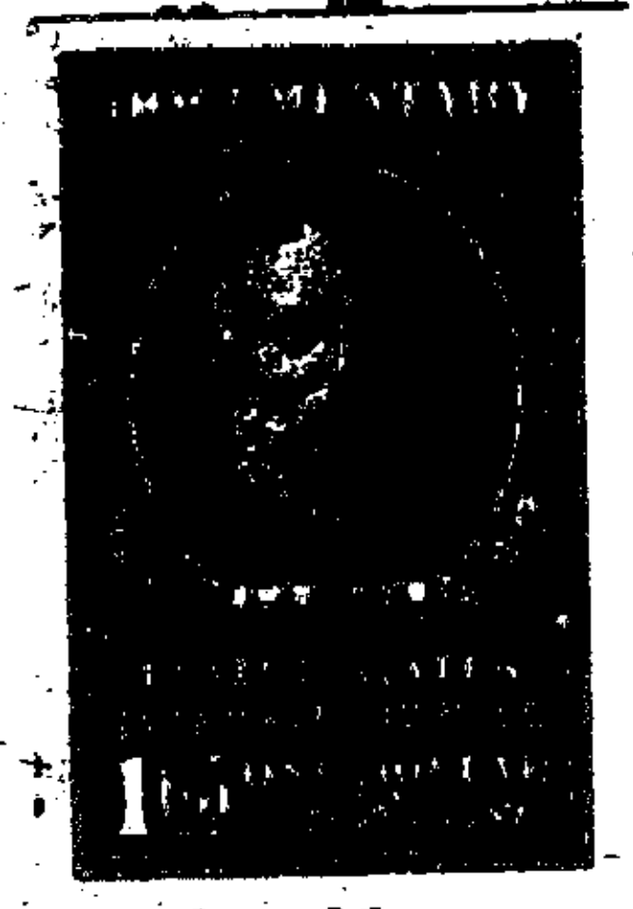
Melvin L. Putman, et ux

TO

Ellis Carrolton Hinton, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUN
Received for record 4 day
of FEB A.D. 1963
at 2:25 o'clock P M.
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $2.00
___ Register
By ___ Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building



WARRANTY DEED

For and in Consideration of the sum of Fourteen Thousand Three Hundred Eighty-Three and 38/100 - - - - - - - - - - - - - - - - ($14,383.38) - - - - - - - - - - - - - - - ***DOLLARS***

of which $1,400.00 has been paid in cash by Ellis Carrolton Hinton and wife, Earline Colley Hinton, the receipt of which is hereby acknowledged, and for the remainder the said Ellis Carrolton Hinton and wife, Earline Colley Hinton, have assumed and agree to pay the unpaid balance of $12,983.38 of an indebtedness in the original amount of $13,500.00, secured by deed of trust executed by George A. Reynolds, Sr., George A. Reynolds, Jr. and wife, Naomi W. Reynolds, to Albert Wm. Johnson, Trustee, of record in book 3087, page 449, Register's Office for Davidson County, Tennessee,

We, Melvin L. Putman and wife, Martha J. Putman,

have bargained and sold, and by these presents do transfer and convey unto the said Ellis Carrolton Hinton and wife, Earline Colley Hinton, 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. 100 on the Plan of Portland Park, Section 1, Addition 1, as of record in book 2854, page 68, Register's Office for said County.
Said lot No. 100 fronts 100 feet on the southerly side of Huntleigh Drive and runs back between lines 228.7 feet on the easterly line and 110.22 feet on the westerly line to a dead line in the rear on which it measures 154.75 feet.
Being the same real property conveyed to Melvin L. Putman and wife, Martha J. Putman, by deed from George A. Reynolds, Sr., et al, dated May 28, 1962, filed May 29, 1962, and recorded in book 3398, page 229, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utility purposes along rear line of premises, 40-foot building setback line from Huntleigh Drive and conditions of owners certificate, as shown on plan of record in book 2854, page 68, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument of record in book 1788, page 445, and to restrictive covenants contained in an instrument of record in book 2963, page 618, as amended by an instrument of record in book 3431, page 100, Register's Office for said County.

G 503