K 3504

WARRANTY DEED

FROM
VICTOR G. MEHSER, ET UX

TO
HERBERT G. GRISSOM, ET UX

46148

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNT
Received for record this 15 day of FEB A.D. 19 58 at 8:45 o'clock A M.
Noted in Book 1474 Page 435
Recorded in Book Page
Recording Fee $2.00
Register
Deputy Reg.

Attorneys Title Company

R. MARSHALL, ATTORNEY

WARRANTY DEED

ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of SIXTY THOUSAND ($60,000.00) DOLLARS

of which amount the sum of FORTY-TWO THOUSAND ($42,000.00) DOLLARS, has been paid in cash to us by HERBERT G. GRISSOM and wife, GRACE G. GRISSOM, the receipt of which we do hereby acknowledge, and for the balance of EIGHTEEN THOUSAND ($18,000.00) DOLLARS the said HERBERT G. GRISSOM and wife, GRACE G. GRISSOM, have assumed and do hereby agree to pay, according to its terms, a remaining principal balance of $18,000.00 owing to NASHVILLE BANK & TRUST COMPANY on a certain mortgage indebtedness resting on the hereinafter described real property secured by Deed of Trust executed by us in favor of ALBERT H. THOMAS, TRUSTEE, of record in Book 2317, page 319, Register's Office for Davidson County, Tennessee, We, VICTOR G. MEHSER and wife, MARY S. MEHSER,

have bargained and sold, and by these presents do transfer and convey unto the said HERBERT G. GRISSOM and wife, GRACE G. GRISSOM, their

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

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of Hillwood Estates, Section 3, as of record in Book 1835, page 135, Register's Office for said County.

Said Lot No. 24 fronts 300 feet on the northerly side of Wilsonia Drive, and runs back between lines 375 feet to a dead line, measuring 395 feet thereon.

Being the same real property conveyed to Victor G. Mehser and wife, Mary S. Mehser, by deed from J. Emmett Dozier and wife, dated August 27 1954, filed August 31, 1954, and recorded in Book 2296, page 85, Register's Office for said County.

Said property is conveyed subject to the following easements and restrictions, to-wit:

Ten-foot easement for public utilities along rear line of premises, 140-foot building setback line from Wilsonia Drive, and conditions of owners certificate, as shown on plan of record in Book 1835, page 135, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in deed from H. G. Hill Realty Company, to J. Emmett Dozier and wife, dated March 5, 1953, filed March 12, 1953 and recorded in Book 2138, page 325, Register's Office for Davidson County, Tennessee, a copy of which is hereto attached.

Possession to premises will be given to Grantees Ninety (90) days from date hereof.

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