BK 3507

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WARRANTY DEED

FROM

DONOHO A. JENKINS, ETUX

TO

JAMES M. GUNTER, ETUX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 4 day of MAR 1963 at 1:12 P.M.
and recorded in Book 2 Page 433
Recording Fee $2.00
Register
By Deputy Reg.

Guarant ompany
ce Company
ding
Union
SSEE
NAS

HORNSTEMER & HORNSTEMER, Attys.
301 Union Street
Nashville 3, Tennessee

For and in Consideration of the sum of FIVE THOUSAND, FOUR HUNDRED FIFTY-ONE & 27/100 ($5,451.27) *DOLLARS*

paid and to be paid by James M. Gunter and wife Carolyn J. Gunter as follows:

(1) The sum of Six Hundred Fifty and no/100 ($650.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged;

(2) The assumption and agreement to pay the unpaid balance of Three Thousand, Ninety-One and 65/100 ($3,091.65) Dollars on a promissory note for Four Thousand, Seven Hundred Fifty ($4,750.00) Dollars dated February 27, 1951 payable, with interest at 4½ % per annum, to the order of Phoenix Mutual Life Insurance Company -- both principal and interest payable Twenty-Five and 20/100 ($25.20) Dollars monthly beginning April 1, 1951 and secured by deed of trust to H. H. Mayberry, Trustee of record in Book 1934 page 475 Register's Office for Davidson County, Tennessee; and

(3) The assumption and agreement to pay the unpaid balance of One Thousand, Seven Hundred Nine and 62/100 ($1,709.62) Dollars on a vendor's lien note for One Thousand, Nine Hundred Fifty-Seven and 23/100 ($1,957.23) Dollars dated October 14, 1959 and secured by lien retained in an installment deed from Jordan C. Hall to Donoho A. Jenkins and wife, dated October 14, 1959 and of record in Book 2964 page 620 said Register's Office-- interest on which note is at 6% per annum.

we, Donoho A. Jenkins and wife, Edith C. Jenkins *have bargained and sold, and by these presents do transfer and convey unto the said* James M. Gunter and wife Carolyn J. Gunter 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. 35 on the Plan of Section I, Urbandale, as of record in Book 1835, page 45, Register's Office for said County.

Said Lot No. 35 fronts 54 feet on the east side of Hemstead Street, and runs back 125 feet on the south line and 126.23 feet on the north line, which is a broken line, to a dead line in the rear measuring 44 feet thereon.

Being the same property conveyed to Donoho A. Jenkins and wife, Edith C. Jenkins, by deed from Jordan C. Hall, as or record in Book 2964, page 628, said Register's Office.

This conveyance is made subject to:
RESTRICTIVE COVENANTS contained in an instrument executed by Tennessee Construction Company, Inc., dated January 25, 1951, filed for record January 26, 1951, in Book 1939, page 239, Register's Office for Davidson County, Tennessee, which covenants affect Urbandale Subdivision, Section One, map of which is of record in Book 1835, page 45, said Register's Office; said covenants expire 25 years from date.
And to: set-back line and easement as shown by recorded plan.

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