BK 3578

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Mail B. A. DeBuck 84 Fourth St. Nashville Tenn

75337

WARRANTY DEED

FROM
JOHN P. JACKSON, ET UX

TO
HENRY E. FLOWERS, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this ____ day of ____ A. D. 19__ M.,
at ____ o'clock ____ Page ____
Noted in Book ____
Recorded in Book ____ Page ____
Recording Fee $ ____

Received for ____ County Register
By ____ A.D. ____ Dept. Reg.

Prepared by 37

TENNESSEE TITLE COMPANY
By ____ Deputy Reg.
NASHVILLE, TENNESSEE

Seal Affixed
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

HOFSTETTER & HOFSTETTER, ATTYS.

For and in Consideration of the sum of TWELVE THOUSAND, THREE HUNDRED AND 00/100 ($12,300.00)---------- **DOLLARS**

paid and to be paid by Henry E. Flowers and wife, Marion E. Flowers, as follows, to-wit: The sum of Four Thousand, Three Hundred Seventy and 86/100 ($4,370.86) Dollars cash, the receipt of which is hereby acknowledged; and for the balance of Seven Thousand, Nine Hundred Twenty-nine and 14/100 ($7,929.14) Dollars they assume and agree to pay the unpaid balance of that amount on a promissory note dated May 16, 1962, in the sum of $8,000.00, payable, with interest at 5½% per annum, both principal and interest payable $39.92 monthly, beginning June 1, 1962, to the order of Guaranty Mortgage Company of Nashville, and secured by deed of trust executed by grantors to Herschel Greer, Trustee, of record in Book 3403, page 143, Register's Office for Davidson County, Tennessee--said deed of trust providing that in addition to said monthly payments of $39.92 the makers of the note are to include in the monthly payments an additional sum covering taxes and insurance, thereby making the monthly payments at present $63.53--we, John P. Jackson and wife, Lillie H. Jackson,

have bargained and sold, and by these presents do transfer and convey unto the said Henry E. Flowers and wife, Marion E. Flowers, 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. 47 on the Plan of Section I, Charlotte Park, as of record in Book 2663, page 2, Register's Office for said County, and described as follows:

BEGINNING at a point in the southwesterly margin of American Road, at the corner of Lots 46 and 47; thence with the line between said lots, southwesterly 83.9 feet to a point; thence northwesterly 139.8 feet to the southeasterly margin of Sunliner Drive; thence with the margin of the same, northeasterly 68.6 feet to the beginning of a curve; thence around said curve, easterly 38.6 feet to the margin of American Road; thence with the margin of the same, southeasterly 108.2 feet to the point of beginning.

Being the same property conveyed to John P. Jackson and wife, Lillie H. Jackson, by deed from Cumberland Valley Builders, Inc., as of record in Book 3377, page 373, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2638, page 490, Register's Office for Davidson County, Tennessee, and to a 15 foot setback line from American Road, a 30 foot setback line from Sunliner Drive, a 10 foot easement along the southwesterly rear line of the lot, and an easement for TVA power line or lines as created by an instrument of record in Book 787, page 15, which easement crosses the southeasterly rear 50 feet of the lot.

[redacted]

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