BK 3610

WARRANTY DEED

Fred O. Moses et ux

76311

to

James A. Marshall et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
Noted in Book
Recording Fee

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

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100 ($10.00) *DOLLARS*

cash in hand paid by James A. Marshall and wife, Edna M. Marshall, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said James A. Marshall and wife, Edna M. Marshall, and their agreement to pay the unpaid balance of an indebtedness in the original amount of $14,550.00, secured by deed of trust executed by Fred O. Moses and wife, Anna W. Moses, to Herschel Greer, Trustee, of record in book 3485, page 111, Register's Office for Davidson County, Tennessee, and assigned to Morgan Guaranty Trust Company of New York, as Trustee, by instrument of record in book 3516, page 486, and corrected by instrument of record in book 3591, page 511, Register's Office for Davidson County, Tennessee,

We, Fred O. Moses and wife, Anna W. Moses,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Marshall and wife, Edna M. Marshall, 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. 623 on the Plan of Hermitage Hills, Section 6, as of record in book 3300, page 10, Register's Office for said County.
Said lot No. 623 fronts 88.0 feet on the southerly margin of Bonnawood Drive and runs back between lines 118.49 feet on the westerly line and 193.47 feet on the easterly line to a dead line in the rear on which it measures 109.9 feet.
Being the same real property conveyed to Fred O. Moses and wife, Anna W. Moses, by deed from Seaton Johnston and wife, of record in book 3499, page 405, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities along rear line of premises, anchor easement, 30-foot building setback line from Bonnawood Drive and conditions of owners certificate, as shown on plan of record in book 3300, page 10, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3253, page 261, Register's Office for said County.

PG 91