BK 3613

WARRANTY DEED

FROM
James E. Tenpenny et ux.

80888

TO
Arvey Glenn Totty et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 30 day
of Aug A.D. 19 83
at 9:50 o'clock A.M.
Noted in Book 6 Page 228
Recorded in Book 3613 Page 637
Recording Fee $ 2.00
Lelia J. Hall, Register
By [illegible] D.C.

Guaranty Title Company
A Division of
Kansas City Title Insurance Company
[illegible] Building
[illegible] & Union
[illegible] NASHVILLE, TENNESSEE

1c 20-12-4833

WARRANTY DEED

For and in Consideration of the sum of Twelve Thousand Two Hundred Fifty Four and 30/100 ----------($12,254.30) ---------- *DOLLARS*

of which $200.00 has been paid in cash by Arvey Glenn Totty and wife, Julia Louise Totty, the receipt of which is hereby acknowledged, and for the remainder the said Arvey Glenn Totty and wife have assumed and agree to pay the unpaid balance of $12,054.30 of an original indebtedness of $12,400.00 secured by deed of trust of record in book 3288, page 517, Register's Office for Davidson County, Tennessee,

We, James E. Tenpenny and wife, Dorothy Lois Tenpenny,

have bargained and sold, and by these presents do transfer and convey unto the said Arvey Glenn Totty and wife, Julia Louise Totty, 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. 27 on the Plan of Kenilworth Estates, Section 3, as of record in book 2900, pages 149 and 150, Register's Office for said County.
Said Lot No. 27 fronts 70 feet on the southerly side of Paragon Mills Road and extends back 145 feet on the westerly line and 188 feet on the easterly line, to a dead line, measuring 82.2 feet thereon.
Being the same real property conveyed to James E. Tenpenny and wife, Dorothy Lois Tenpenny, by deed from Martin Zeitlin, Trustee, of record in book 3281, page 243, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along easterly line and along rear line of premises, 8-inch sewer line across rear of premises, 30-foot building setback line from Paragon Mills Road, and conditions of owners certificate, as shown on plan of record in book 2900, pages 149 and 150, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 3221, page 445, said Register's Office.

PG 637