BK 3674

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 15D 35336
SEND TAX NOTICES TO: Kimbrough-Kavanaugh & Associates
ADDRESS: 416 Union Street, Nashville 3, Tennessee

For and in Consideration of the sum of ($15,334.72) - - - - - - - Fifteen Thousand, Three Hundred Thirty-four & 72/100 - - - - **DOLLARS** of which the sum of $2500.00 Cash in Hand has been paid by William F. Lee and wife, Rachel Ann Lee, the Receipt of which is hereby Acknowledged, and for the remainder, the said Grantees hereby assume and agree to pay the remaining balance of a Deed of Trust Note executed by Elmer Henegar and wife, June Henegar, to Miller Kimbrough, Trustee, of record in Book 3020, Page 295, R.O.D.C., Tenn., to secure to Kimbrough-Phillips Company, the payment of one note dated January 15, 1960, in the original principal amount of $13,650.00, now reduced to $12,834.72, payable in monthly installments of $75.38 each, including principal and interest at the rate of 5½% per annum, beginning March 1, 1960.

Authorization is hereby made to Kimbrough-Kavanaugh & Associates to transfer the present insurance and the balance in the Escrow Fund to the Grantees herein named.

We, Earnest O. Harrell and wife, Vida M. Harrell, have bargained and sold, and by these presents do transfer and convey unto the said William F. Lee and wife, Rachel Ann Lee, 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. 10 on the Plan of Burchwood Gardens, Section I, as of record in Book 2900, Page 16, Register's Office for said County.

SAID Lot No. 10 fronts 85 feet on the northerly side of Porter Road and extends back 202.34 feet on the easterly line and 220.03 feet on the westerly line to a dead line, measuring 86.12 feet thereon.

BEING the same property conveyed to Earnest O. Harrell and wife, Vida M. Harrell, by deed from Elmer Henegar and wife, June Henegar, of record in Book 3376, Page 205, Register's Office for Davidson County, Tennessee.

1. Restrictive Covenants of record in Book 2927, Page 439, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 2900, Page 16, said Register's Office, shows an Owners Certificate, a 30 foot minimum building setback line from Porter Road, and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 20 foot utility anchor easement located on the southeast corner of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William F. Lee and wife, Rachel Ann Lee, their heirs and assigns, forever.

And we do covenant with the said William F. Lee and wife, Rachel Ann Lee, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as herein stated and Taxes for the year 1964 which are hereby assumed by the Grantees.

And We, Earnest O. Harrell and wife, Vida M. Harrell, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said William F. Lee and wife, Rachel Ann Lee, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 10th day of January, 1964

Earnest O Harrell
Earnest O. Harrell

Vida M Harrell
Vida M. Harrell

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