BK 3679

WARRANTY DEED

FROM 14403 Roy L. Graham, et ux

TO James Ray Shelton, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 18 day of FEB A.D. 1964 at 2:17 o'clock P.M.
Noted in Book 1088 Page 112
Recorded in Book Page
Recording Fee $2.00
By Deputy Reg.

Compliments of
Guaranty Title Company
Division of
Title Insurance Company
Trust Building
Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
(NAME:	(NAME:	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Eleven Thousand Five Hundred Sixty-seven and 60/100 ($11,567.60) *DOLLARS*

of which $600.00 has been paid in cash by James Ray Shelton and wife, Oma Lee Shelton, the receipt of which is hereby acknowledged, and for the remainder the said James Ray Shelton and wife, Oma Lee Shelton, have assumed and agree to pay the unpaid balance of $10,967.60 of an indebtedness in the original amount of $11,500.00, secured by deed of trust executed by Roy L. Graham and wife, Jo Ann Graham, to R. Bruce Robertson, Jr., Trustee, of record in book 3194, page 53, Register's Office for Davidson County, Tennessee,

We, Roy L. Graham and wife, Jo Ann Graham,

have bargained and sold, and by these presents do transfer and convey unto the said James Ray Shelton and wife, Oma Lee Shelton, 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. 126 on the Plan of Kenilworth Estates, Section 1, as of record in book 2900, pages 105 and 106, Register's Office for said County, described as follows:
Beginning on the westerly margin of Lexington Drive at the corner of lots Nos. 125 and 126; thence with the line between said two lots, westerly 90 feet to the corner of lots Nos. 125, 126 and 127; thence with the line between lots Nos. 126 and 127, southerly 99 feet to the northerly margin of Spartan Drive; thence with the same, easterly 70 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 31.4 feet to the westerly margin of Lexington Drive; thence with same, northerly 79 feet to the beginning.
Being the same real property conveyed to Roy L. Graham and wife, Jo Ann Graham, by deed from Martin Zeitlin, Trustee, of record in book 3182, page 351, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities along northerly line of premises, 20-foot building setback line from Lexington Drive and 30-foot building setback line from Spartan Drive and conditions of owners certificate, as shown on plan of record in book 2900, pages 105 and 106, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3103, page 610, said Register's Office.

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