BK 3679

15421

WARRANTY DEED

FROM
Jack A. Penick et ux

TO
James R. Freeman et ux

File: Union Trust Co. box.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 24 day of FEB A.D. 1964 at 3:19 o'clock P.M.
Noted in Book 1078 Page 158
Recorded in Book Page
Recording Fee $2.00

Ellis J. Wilmot, Register
By J. S. Coye
Deputy Reg.

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

WARRANTY DEED

For and in Consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $6,846.38 of an original note dated November 19, 1956, in the amount of $7,900.00, which note is secured by a Deed of Trust executed by Frederick Leon George and wife, to John W. Murphree, Trustee, of record in book 2576, page 3, Register's Office for Davidson County, Tennessee.

We, Jack A. Penick and wife, Sue C. Penick

have bargained and sold, and by these presents do transfer and convey unto the said James R. Freeman and wife, Minnie B. Freeman, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of Davidson County, Tennessee, being part of lot No. 4 as described in the deed to Sallie C. Looney by W. A. Core, of record in book 1040, page 397, Register's Office for said County, being lot No. 1 on the Preliminary Plat of Core Subdivision, not of record, described according to a survey made by Anderson and Gee, Surveyors, April ____, 1946, as follows:

Beginning at a monument on the southerly margin of Due West Avenue at the northeast corner of the Morningside Heights Subdivision, as of record in book 1130, page 76, said Register's Office; thence with the southerly margin of said Avenue, north 86 degrees 15 minutes east 75 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots, southwardly 150 feet; thence westwardly 110 feet to the easterly line of said Morningside Heights Subdivision; thence with the easterly line of said subdivision, northwardly 154 feet to the beginning.

Being the same real property conveyed to Jack A. Penick and wife, Sue C. Penick, by deed from Frederick Leon George and wife, dated September 16, 1960, filed September 20, 1960, and recorded in book 3131, page 349, said Register's Office.

This conveyance is made subject to restrictions of record in book 1369, page 325, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utilities along the southerly line of premises, 30-foot building setback line from Due West Avenue as shown on preliminary Plat of Core Subdivision.

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