3706

WARRANTY DEED

FROM
Ernest L. Stephens, et ux

TO
Lucille Divens Milton

95-122826

22990

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 6 day
of AUG A.D. 1974 3:30 P.M.
Noted in Book 5052 Page
Recording Fee $ 2.00
By Deputy Reg. , Register

Compliments of
Guaranty Title Company
Kansas C[redacted]pany
A[redacted]
S[redacted]
NA[redacted]

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 Eight Thousand Nine Hundred Sixty-eight and 78/100 ($8,968.78) *DOLLARS*

of which $800.00 has been paid in cash by Lucille Divens Milton, the receipt of which is hereby acknowledged, and for the remainder the said Lucille Divens Milton has assumed and agrees to pay the unpaid balance of $8,168.78 of an indebtedness in the original amount $8,500.00, secured by deed of trust executed by Ernest L. Stephens and wife, Ruby J. Stephens, to Herschel Greer, Trustee, of record in book 2979, page 231, Register's Office for Davidson County, Tennessee, and assigned to Federal National Mortgage Association by an instrument of record in book 2983, page 147, Register's Office for said County,

We, Ernest L. Stephens and wife, Ruby J. Stephens,

have bargained and sold, and by these presents do transfer and convey unto the said Lucille Divens Milton, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 20 on the Plan of Cumberland Gardens, as of record in book 2900, pages 3 and 4, Register's Office for said County.
Said lot No. 20 fronts 54 feet on the northerly side of Jenkins Street and extends back 204 feet on the easterly line and 93 feet on the westerly line to a dead line, measuring 128.2 feet thereon.
Being the same real property conveyed to Ernest L. Stephens and wife, Ruby J. Stephens, by deed from Oakmont Development Company, of record in book 2956, page 91, said Register's Office.

This conveyance is made subject to a 10-feet utility easement along the west and northwest lines, 30-feet building setback line from Jenkins Street and conditions of owners certificate, as shown on plan of record in book 2900, pages 3 and 4, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 2909, page 135, Register's Office for said County.

639