BK 3707

WARRANTY DEED

FROM
Union Trust Company

TO
Larry D. Bates et ux

File: Union Trust Co. box.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 9th day of APR A.D. 1964 at 9:18 o'clock A.M.
Noted in Book 108 Page 538
Recorded in Book ____ Page ____
Recording Fee $ 2.00
Ledg. Nelson, Register
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

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 by the grantees, the receipt of which is hereby acknowledged, and the assumption by the grantees herein, of an unpaid principal balance of $9,145.63 of an original note dated August 26, 1954 in the amount of $12,350.00, which note is secured by a Deed of Trust executed by Grady C. Perry and wife, to John W. Murphree, Trustee, of record in Book 2313, page 341, Register's Office for Davidson County, Tennessee.

Union Trust Company, a Tennessee Corporation, existing under the laws of the State of Tennessee,

has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* Larry D. Bates and wife, Joyce G. Bates, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being lot No. 34 on the Plan of Brentwood Hall, Section III, as of record in book 2133, page 14, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Trousdale Drive at the common corners of Lots 33 and 34; thence with the line between said lots easterly 128.6 feet to a concrete monument, the corner of lots Nos. 33, 34 and 35; thence southerly with the line between lots Nos. 34 and 35, 127 feet to a point in the northerly margin of Landon Drive; thence with the margin of the same westerly 104 feet to a concrete monument at the beginning of a curve at the entrace into Trousdale Drive; thence around said curve, northwesterly 39.3 feet to another concrete monument set in the westerly margin of Trousdale Drive; thence with the margin of the same, northwardly 89.9 feet to another monument set in Trousdale Drive, and continuing with the margin of the same in all 102.1 feet to the beginning.

Being the same real property conveyed to Union Trust Company, by deed from Everett A. Covington, Jr., Trustee, dated May 25, 1962, filed July 6, 1962, and recorded in Book 3403, page 338, said Register's Office.

This conveyance is made subject to restrictions of record in book 2098, page 71, book 2084, page 409, and in book 1788, page 143, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along northerly line of premises, anchor easement at southeast corner, 40-foot building setback line from Landon Drive and Trousdale Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 14, Register's Office for Davidson County, Tennessee.

[redacted]

PG 437