BK 3710



WARRANTY DEED
FROM 127543
Ernest S. Frazier, et ux
TO
August W. Ulrich, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day
of APR A.D. 1964
at 2:35 o'clock P.M.
Noted in Book 2684 Page 209
Recording Fee $2.00
By [illegible] Register
Deputy Reg.

Compliments of
Guaranty Title Company

## 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* Eighteen Thousand, Nine Hundred, Seventy-five and No/100 - - - - - - - - - ($18,975.00) - - - - - - - - - - - - - - - - - - *DOLLARS*

of which $9,949.91 has been paid in cash by August W. Ulrich and wife, Evelyn D. Ulrich, the receipt of which is hereby acknowledged; and for the remainder the said August W. Ulrich and wife, Evelyn D. Ulrich, have assumed and agree to pay the unpaid balance of $9,025.09, of an original indebtedness of $12,000.00, secured by deed of trust of record in book 2686, page 537, Register's Office for Davidson County, Tennessee,

we, Ernest S. Frazier and wife, Ruby M. Frazier,

*have bargained and sold, and by these presents do transfer and convey unto the said* August W. Ulrich and wife, Evelyn D. Ulrich, 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. 25 on the Plan of Mansker Meadows, Section II, of record in Book 2663, pages 15 and 16, Register's Office for said County.
Said Lot No. 25 fronts 120 feet on the north side of Mansker Drive and runs back 370.4 feet on the west line and 437 feet on the east line to a dead line in the rear on which it measures 156 feet.
Being the same real property conveyed to Ernest S. Frazier and wife, Ruby M. Frazier, by deed from Horace L. Smith and wife, of record in book 3033, page 537, Register's Office for said County.

This conveyance is made subject to a perpetual easement and right to flood premises, as set out in instrument of record in book 2273, page 297, Register's Office for Davidson County, Tennessee; to ten-foot easement for public utilities along the rear line of premises, anchor easement at the southeast and southwest corners of premises, 30-foot building setback line from Mansker Drive, and conditions of owners certificate, as shown on plan of record in book 2663, pages 15 and 16, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2646, page 315, said Register's Office.

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