...l the statement to Chas. R. Howell
1750 East Ridge Dr.

BOOK 3852 PAGE 703

WARRANTY DEED

MAP 148-14
PAR 26
CW

For and in Consideration of the sum of Eleven Thousand Forty Eight Dollars and Twelve Cents ($11048.12) DOLLARS of which sum One Thousand Dollars, $1,000.00) has been paid in cash, the receipt of which is hereby acknowledged and for the remaining sum of Ten Thousand Forty Eight Dollars and twelve cents $10,048.12 the said Charles R. Howell and Wife Mary Eileen Howell, have assumed and agreed to pay a note dated December 6th, 1957, in the principal sum of $11,400.00 with interest at the rate of 5¼ % per annum on the unpaid balance until paid and said principal and interest shall be payable in monthly installments of $63.04, commencing on the first day of February 1965 and on the first day of each month thereafter until the principal and interest if not paid sooner, shall be due and payable on the first day of December 1987, and said note is secured by deed of trust of record in Book 2680, Page 391, Registers office for Davidson County, Tennessee, and said note and deed of trust securing the same has been assigned to Federal National Mortgage Association by an instrument dated January 23rd, 1958, filed January 24th, 1958 and recorded in Book 2686, Page 270, Registers Office for Davidson County, Tennessee and receipt of all said consideration is hereby acknowledged, Walter B. Stone and Wife, Ethel T. Stone

have bargained and sold, and by these presents do transfer and convey unto the said Charles R. Howell and Wife Mary Eileen Howell

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. 109 on the plan of Locustwood, Section 2, as of record in Book 2331, Page 147, Registers Office for Davidson County, Tenn. and described as follows:

Beginning on the Easterly Margin of East Ridge Drive at the corner of lots Nos. 109 and 110: thence with the line between said two Lots Easterly 138.8 feet to the corner of lots Nos. 108 and 109: thence with the line between said lots Southerly 152.7 feet to the Northerly margin of Packard Drive; thence with the same Wessterly 101 feet to the beginning of a curve; thence around said curve having a radius of 25 feet Northwesterly 39.27 feet to the easterly margin of East Ridge Drive; thence with the same Northerly 123.4 feet to the beginning.

Being the same real property conveyed to Walter B. Stone by Hazel Harvill Causey, of record in Book 3428, Page 63, Registers Office for Davidson County, Tennessee. Filed for record August 7th, 1962.

This conveyance is made subject to a ten foot easement for public Utilities along the Northerly line of premises, anchor easement at the Southeast corner of premises. 40 foot building setback line from Packard Drive, 60 foot building setback line from East Ridge drive and conditions of owners certificate, as shown on the plan of record in Book 2331, Page 147, Registers Office for Davidson County, Tenn., the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved and not then to less area results than established by restrictions on the property and restrictive covenants contained in an instrument executed by Wiley W. Horn and Mary Gordon Horn, dated November 2, 1956 and filed November 2 th 1956 and recorded in Book 2331, Page 453, Registers Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest there-

to belonging to the said Charles R. Howell and wife Mary Eileen Howell

Their heirs and assigns, forever.

And We do covenant with the said Charles R. Howell and Mary Eileen Howell

that we are lawfully seized and possessed of said land in fee

simple; have a good right to convey it, and the same is unencumbered. Except for a deed of Trust Herein before set out, which was executed by Tommie Cozart and Wife Madge M. Cozart, to Hersahel Greer, Trustee, dated December 6th, 1957, of record in Book 2680, Page 391, R. O. D. Tenn. The Balance due on this deed of Trust as of Jan. 20th, 1965 is $10,048.12., which is assumed by the purchaser, Chas R. Howell and wife, Mary Eileen Howell. We, Walter B. Stone and Ethel Stone

And

do further covenant and bind ourselves, our heirs and representatives, to

warrant and forever defend the title to the said land to the said Char R. Howell and Mary Eileen Howell, Their

heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20th day of January 1965

Walter B. Stone

Ethel S. Stone

DOCUMENTARY

DOCUMENTARY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Elsie A. Jackson, a Notary Public in and for said County and State, the within named Walter B. Stone and Ethel T. Stone

the bargainor S., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Davidson, Tennessee, this 20th day of January, 1965

Elsie A. Jackson, Notary Public.

Commission Expires Sept. 25 1966

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at, this day of , 19

, Notary Public.

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in
this day of 19

Notary Public

Commission expires

WARRANTY DEED

FROM

Walter B. Stone

TO

Charles R. Howell & Wife

Mary Eileen Howell

65848

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 20 12 53 PM '65

NOTE BOOK 120 PAGE 750

RECORDING FEE 2.00

DEP. REG. M.

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

STATE TAX $ 66.00

PROBATE .50

TOTAL $

JAN 2[illegible] 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

[redacted] [redacted]