2089

WARRANTY DEED

For and in consideration of the sum of Ten & NO/100ths - - - - - - - - - - - - - - - - -

($10.00) DOLLARS

cash in hand paid by NICK F. VARALLO and wife, FRANCES P. VARALLO, and other good and valuable considerations, the receipt of which is hereby acknowledged and for $19,350.00 the said Nick F. Varallo and wife, Frances P. Varallo have assumed and agree to pay the sum of $19,350.00, representing the unpaid principal balance of a loan of $22,500.00, dated May 4, 1951, secured by deed of Trust to Louie Phillips, Trustee, of record in Book 1957, page 123, Register's Office for Davidson County, Tenn., with interest on same from July 4, 1952.

We, Michael J. Rose Sr. and wife, Ruth A. Rose - have bargained and sold, and by these presents do transfer and convey unto the said NICK F. VARALLO and wife, FRANCES P. VARALLO, 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 Lots Nos. 9 and 10 on the map of the unrecorded subdivision of lot A-1 on the Revised Plan of the Highlands of Belle Meade No. 2, the latter plan being of record in Book 843, page 18, Register's Office for said County, described according to a survey thereof made by W. B. Southgate, Surveyor, as follows:

Beginning on the westerly margin of Harding Road at the corner of lots Nos. 8 and 9; thence with the line between said two lots, westwardly 187 feet to the easterly right-of-way line of the N. C. & St. L. Railroad; thence with said right-of-way line, southwardly 166 feet to the corner of lots Nos. 10 and 11; thence with the line between said two lots, eastwardly 182 feet to the westerly margin of the Harding Road; thence with said Road, northwardly 200 feet to the beginning.

Said property was conveyed to Mike Rose by deed from A. D. Hagerty and wife, of record in Book 1494, page 166, and to Michael J. Rose Sr., by deed from Fred W. Hahn, of record in Book 2011, page 581, Register's Office for said County. Said Mike Rose and Michael J. Rose Sr. being one and the same person.

The above described property is conveyed subject to Easement reserved in deed of record in Book 326, page 452, Register's Office for said County, for the purpose of obtaining water from the Red House Spring, etc. and subject to privilege of making water connections as set out in Book 756, page 312, said Register's Office and subject to restrictive covenants of record in Book 881, page 52, said Register's Office.

Taxes for 1952 assumed by purchasers, the same having been pro-rated as of date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NICK F. VARALLO and wife, FRANCES P. VARALLO, their heirs and assigns, forever.

And we do covenant with the said NICK F. VARALLO and wife, FRANCES P. VARALLO 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 as hereinbefore set out.

And we, Michael J. Rose, Sr. and wife, Ruth A. Rose do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said NICK F. VARALLO and wife, FRANCES P. VARALLO their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 25th day of July, 1952

Michael J Rose Sr.

Ruth A. Rose

STATE OF TENNESSEE
Davidson County

Personally appeared before me, LOUISE SOWELL, a Notary Public in and for said County and State, the within named MICHAEL J. ROSE SR. and wife, RUTH A. ROSE the bargainors, 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 office, this 26 day of July, 1952

Commission expires July 11, 1953

Louise Sowell
Notary Public

LOUISE SOWELL NOTARY PUBLIC DAVIDSON CO.

FOSTER & PARKES CO., NASHVILLE

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