BOOK 2270

13300

WARRANTY DEED

FROM

Annie L. Lauderdale, et al

TO

Lutha A. Horne

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of MAR 1954 at 10:30 o'clock A M.
Noted in Book ____ Page ____
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M[illegible]

Attorneys Title Company

G. W. ALLEN & CO.
SALES RENTS LOANS AND INSURANCE

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100- -($10.00)- - - - - - - - - - - - - - - - - - DOLLARS cash in hand paid by Lutha A. Horne, and for other good and valuable consideration, receipt of all of which is hereby acknowledged, and in further consideration, the said Lutha A. Horne has assumed and agrees to pay an indebtedness in the amount of $2,250.00 owing to First Federal Savings and Loan Association of Nashville, said indebtedness being secured and fully described in a deed of trust recorded in Book 2237, page 495, Register's Office for Davidson County, Tennessee.

We, Annie L. Lauderdale and Sara Lauderdale Swindell

have bargained and sold, and by these presents do transfer and convey unto the said Lutha A. Horne, to her sole and separate use, free from the debts, contracts and marital rights of any present or any future husband, with full power to mortgage, sell or otherwise convey as if she were a femme sole, 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. 11 and the Northerly 7½ feet of Lot No. 12 on the Plan of the Subdivision of Lot No. 60 of the O.B. Hayes Plan of Large Lots, called Rokeby, as of record in Book 161, page 133, Register's Office for said County. Said lot and part of said lot adjoin and front together 57½ feet on the westerly side of Villa Street and run back between parallel lines 145½ feet to an alley. Being the same property conveyed to Annie L. Lauderdale and Sara Lauderdale Swindell, by deed from Allen Dobson and wife, of record in Book 1097, page 336, said Register's Office.

This conveyance is subject to restrictive covenants recorded in Book 1291, page 355, Register's Office for Davidson County, Tennessee.

The escrow account for taxes and insurance in connection with the deed of trust hereinbefore mentioned is hereby transferred from the grantors to the grantee.

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