K 2595

WARRANTY DEED

FROM Richard Edward Talley, et ux

17943

TO Esther Lene Hartley

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of SEP A.D. 1955 at 2:17 o'clock P.M.
Noted in Book 16 Page 21
Recorded in Book ____ Page ____
Recording Fee $1.10
JAMES P. WILSON, Register
By ____ D.C.

Compliments of
Guaranty Title Company
Division of
Title Insurance Company
Union Trust Building
Cor. Third & Union
NASHVILLE, TENNESSEE

$15900.00

For and in Consideration of the sum of

Ten and no/100 - - - - - - - - ($10.00) - - - - - - - - - - - DOLLARS

cash, paid by Esther Lene Hartley, the receipt of which is hereby acknowledged, and the further assumption of the said Esther Lene Hartley and her agreement to pay the unpaid balance of an original indebtedness of $14,650.00, secured by a deed of trust executed by William F. Byrd and wife, to John W. Murphree, Trustee, recorded in book 2207, page 523, Register's Office for Davidson County, Tennessee, We, Richard Edward Talley and wife, Mary Beneke Talley,

have bargained and sold, and by these presents do transfer and convey unto the said Esther Lene Hartley, 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. 16 of block "B" on the Plan of Cherokee Park, Second Section, as of record in book 547, pages 175, and 176, Register's Office for said County. Said Lot No. 16 fronts 60 feet on the easterly side of Lauderdale Road and runs back 173.95 feet on the northerly line and 169.14 feet on the southerly line to a dead line, measuring 63 feet thereon.

Being the same property conveyed to Richard Edward Talley and wife, Mary Beneke Talley, by deed from Nettie Sanders Dunlap and husband, dated December 15, 1954, filed December 17, 1954, and recorded in book 2336, page 153, said Register's Office.

This conveyance is made subject to 40-foot building setback line, as shown on plan in book 547, pages 175 and 176, said Register's Office; and easement for 8-inch sewer as shown on plans in the office of the City Engineer of the City of Nashville, and restrictive covenants contained in deed from W. F. Randolph to John E. Bouchard and wife, recorded in book 819, page 107, said Register's Office.

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