K 2638

#1147 Sta. Co. 11096.53

WARRANTY DEED

FROM

William C. Moore et ux.

31115

TO

George J. Rocarek et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day
FEB A.D. 1957
9:45 o'clock
Recorded in Book 2233 Page 565
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Eleven Thousand Ninety Six and 53/100 - - - - - - - - - - ($11,096.53) - DOLLARS

of which $1,000.00 has been paid in cash by George J. Rocarek and wife, Dorothy Dean Rocarek, the receipt of which is hereby acknowledged, and for the remainder the said George J. Rocarek and wife, Dorothy Dean Rocarek, have assumed and agree to pay the balance of $9,796.53 of an original indebtedness of $10,600.00 secured by deed of trust executed by William C. Moore and wife, Sabra M. Moore, to Miller Kimbrough, Trustee, of record in book 2230, page 125, Register's Office for Davidson County, Tennessee, and for the remainder, the said George J. Rocarek and wife, Dorothy Dean Rocarek, have executed their joint promissory note of even date herewith for $300.00 payable to the order of William C. Moore and wife, Sabra M. Moore, February 19, 1958, bearing no interest until after maturity, and to secure the payment of which a lien is hereby expressly retained.

We, William C. Moore and wife, Sabra M. Moore,

have bargained and sold, and by these presents do transfer and convey unto the said George J. Rocarek and wife, Dorothy Dean Rocarek, 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. 26 on the plan of Rosewood Heights, Section 2, as of record in book 2133, page 57, Register's Office for said County, described as follows: Beginning on the westerly margin of Preston Drive, at the northeast corner of lot No. 27 on said plan; thence with the line between said lots Nos. 26 and 27, southwestwardly 135 feet to the corner of lots Nos. 26, 27 and 28; thence with the line between said lots Nos. 26 and 28, northwestwardly 94.9 feet to the corner of said lots Nos. 26 and 28; thence north 25° 41' east 83.1 feet to a monument; thence north 74° 10' east 143.8 feet to the westerly margin of said Drive; thence with same, southwardly 78.1 feet to the beginning.
Being the same real property conveyed to William C. Moore and wife, Sabra M. Moore, by deed from W. C. Gaines, et al, of record in book 2243, page 467, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the southwesterly and northwesterly line of premises, anchor easement at the northeast corner of premises, 30-foot building setback line from Preston Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 57, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Suburban Properties, Inc., of record in book 2153, page 534, said Register's Office.

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