K 2640

WARRANTY DEED

FROM
William Alexander Hart et ux

33096

TO
Charles G. Shoemaker et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 13th day of March A.D. 1957
at 12:19 o'clock P M.
Noted in Book 87 Page 655
Recorded in Book Page
Recording Fee $ 3.00
By P. Williams County Register
Dept. Reg.

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TENNESSEE TITLE COMPANY

For and in Consideration of the sum of Twelve thousand, five hundred, forty-five and 30/100 - - - - - - - - - - - - - ($12,545.30) - - - - - - - - - - - - - DOLLARS

of which the sum of Three thousand, one hundred and no/100 Dollars ($3,100.00) has been paid in cash, the receipt of which is hereby acknowledged, the remaining $9,445.30 is the unpaid principal balance due on a certain Deed of Trust of record in Book 2167, page 181, Register's Office for said County, made by William Alexander Hart and wife, Mary Frances Hart to 1st Federal Savings and Loan Association of Nashville, Tennessee, which the Grantees herein agree to assume and to fully discharge.

Grantors herein hereby transfer the Escrow Account maintained with the above described loan to the Grantees herein.

We, William Alexander Hart and wife, Mary Frances Hart,

have bargained and sold, and by these presents do transfer and convey unto the said Charles G. Shoemaker and wife, Rosemary M. Shoemaker,

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. 78 on the Map of "Southmeade", as of record in Book 1835, pages 118 and 119, Register's Office for said County.
Said Lot No. 78 fronts 171 feet on the south side of Omandale Drive and runs back 285.9 feet on the east line, 285.9 feet on the west line, to a dead line in the rear, which is a broken line, measuring 162 feet thereon.
Being the same property conveyed to William Alexander Hart and wife, Mary Frances Hart by deed from Glencliff Homes, Inc., a corporation organized and existing under the laws of the State of Tennessee, as of record in Book 2136, page 141, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and set back lines as are applicable to the property above described.

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