WARRANTY DEED

FROM

Donald D. Shewchuck et ux.

35424

TO

George F. Callahan et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day
of APR A.D. 1957
at 2:28 o'clock P M.
Noted in Book 27 Page 76
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

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

cash in hand paid by George F. Callahan and wife, Frances C. Callahan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration, the said George F. Callahan and wife, have assumed and agree to pay the unpaid balance of an original indebtedness of $9,300.00 secured by deed of trust executed by Donald D. Shewchuck and wife, Bonnie M. Shewchuck, to H. H. Mayberry, Jr., Trustee, of record in book 2389, page 414, Register's Office for Davidson County, Tennessee,

We, Donald D. Shewchuck and wife, Bonnie M. Shewchuck,

have bargained and sold, and by these presents do transfer and convey unto the said

George F. Callahan and wife, Frances C. Callahan,

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. 1 on the Map of Section One, Leawell, as of record in Book 1835, page 55, Register's Office for said County.
Said lot No. 1 fronts 100 feet on the east side of Lealand Lane and runs back between lines, 213.9 feet on the north line and 212 feet on the south line to a dead line in the rear on which it measures 128 feet.
Being the same property conveyed to Donald D. Shewchuck and wife, Bonnie M. Shewchuck, by deed from William P. Russell and wife, of record in Book 2089, page 155, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilies along the northerly and easterly lines of premises, 35-foot building setback line from Lealand Lane, and conditions of owners certificate, as shown on plan of record in book 1835, page 55, Register's Office for Davidson County, Tennessee; restrictive covenants contained in deed from Third National Bank in Nashville, et al, Trustees, to Mary Noel Kershaw, of record in book 1450, page 261, and restrictive covenants containing in deed from Karl Kershaw and wife to J. H. Crowder and wife, of record in book 1915, page 135, said Register's Office.