WARRANTY DEED

FROM 36297

Robert D. Burke et ux.

TO

Joe B. Hart et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 17 day of APR A.D. 1957
at 9:21 o'clock a M.
Noted in Book 11 Page 280
Recorded in Book ____ Page ____
Recording Fee $2.60
JAMES P. WILSON, Register
By M. McGinty 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

143138

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 - - - - ($10.00) - DOLLARS

cash in hand paid by Joe B. Hart and wife, Norma F. Hart, 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 Joe B. Hart and wife, have assumed and agreed to pay the unpaid balance of an original indebtedness of $13,750.00 secured by deed of trust executed by Robert D. Burke and wife, Joyce Allen Burke, to Miller Kimbrough, Trustee, of record in book 2476, page 169, Register's Office for Davidson County, Tennessee,

We, Robert D. Burke and wife, Joyce Allen Burke,

have bargained and sold, and by these presents do transfer and convey unto the said Joe B. Hart and wife, Norma F. Hart,

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. 29 on the Plan of Lakeland Subdivision, of record in Book 2133, page 15, Register's Office for said County.
Said lot No. 29 fronts 108.8 feet on the easterly side of Emery Drive and extends back between lines, 273.5 feet on the northerly side and 286.1 feet on the southerly side, which is a broken line, to a dead line in the rear on which it measures 91.5 feet.
Being the same real property conveyed to Robert D. Burke and wife, Joyce Allen Burke, by deed from L. B. Jones and wife, of record in book 2488, page 359, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along rear line and easterly part of the southerly line of premises, 40-foot building setback line from Emery Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 15, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by C. J. Sain, et al, of record in book 2138, page 65, said Register's Office.