BK 2697

51879

WARRANTY DEED

FROM

George Braskas Hobbs, Jr., et ux

TO

N.J. Donlon, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of SEP A.D. 1957
at 10:02 o'clock A M.
Noted in Book 84 Page 659
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

Attorneys Title Company

G. W. ALLEN & CO. INC.
SALES-RENTS-LOANS
AND INSURANCE

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Twelve Thousand One Hundred and No/100- -($12,100.00)- - - - - - - - - - - - - - - DOLLARS of which Two Thousand Thirty and 29/100-($2,030.29-Dollars has been paid in cash by N.J. Donlon and wife, Joyce M. Donlon, the receipt of which is hereby acknowledged, and for the remainder the said N.J. Donlon and wife, Joyce M. Donlon have assumed and agree to pay an indebtedness in the amount of $10,069.71, owing to First Federal Savings and Loan Association of Nashville, said indebtedness being the balance owing on a Mortgage Note originally in the amount of $10,800.00, which said note is secured by a deed of trust recorded in Book 2378, page 237, Register's Office for Davidson County, Tennessee.

We, George Braskas Hobbs, Jr., and wife, Gladys L. Hobbs, have bargained and sold, and by these presents do transfer and convey unto the said * * * * * * * * * * * N.J. DONLON AND WIFE, JOYCE M. DONLON * * * * * * * * * * * * their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Block "D", Belmont Terrace Annex No. 3, of record in Book 1130, page 24, Register's Office for said County.

Said Lot No. 1, is described as follows:
Beginning at apoint in the easterly margin of Hawthorne Place, being the common corners of Lots Nos. 1 and 2; thence northerly 45.5 feet along the easterly margin of Hawthorne Place, to the beginning of a curve; thence 30.9 feet around said curve to a point in the southerly margin of Wildwood Avenue; thence easterly along the margin of said Avenue, 140. 5 feet to the westerly margin of a 15 foot alley; thence southerly along the margin of said alley, 65 feet to a point; being the common rear conners of lots Nos. 1 and 2; thence westerly along the line between said lots, 160 feet to the point of beginning.

Being the same property conveyed to George Braskas Hobbs, Jr., and wife, Gladys L. Hobbs, by deed from Rufus N. Proby and wife, Carlee S. Proby, of record in Book 2343, page 27, Register's Office for said County.

The escrow account for taxes and insurance premiums in connection with the above mentioned deed of trust is hereby transferred from the grantors to the grantees.

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

PG 7