K 2735

WARRANTY DEED

FROM

Clara M. Presley

TO

John Van Dobson et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day
of JAN A.D. 1958
at 10:55 o'clock A.M.
Noted in Book 89 Page 515
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dpt. Reg.

WARRANTY DEED

For and in Consideration of the sum of Nine Thousand and no/100 - - - - - - - - - - - -

- - - - - - - - - - - ($9,000.00) - - - - - - - - - - - - - - - - - - - DOLLARS

of which $5,025.30 has been paid in cash by John Van Dobson and wife, Virginia Dobson, the receipt of which is hereby acknowledged, and for the remainder the said John Van Dobson and wife have assumed and agree to pay the unpaid balance of $3,974.70 of an original indebtedness of $7,600.00 secured by deed of trust executed by Horace Mix and wife, June Mix, to Albert H. Thomas, Trustee, of record in book 1455, page 389, Register's Office for Davidson County, Tennessee,

I, Clara M. Presley, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said John Van Dobson and wife, Virginia Dobson, 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. 2 on the plan of Section No. 1, Joywood Heights, as of record in book 1130, page 91, Register's Office for said County, described as follows: Beginning on the northerly margin of Trinity Lane, at the corner of lots Nos. 1 and 2; thence with the line between said two lots, northwardly 207 feet to the southerly line of lot No. 3; thence with the southerly line of lot No. 3, westwardly 85 feet to the easterly margin of Oakwood Avenue; thence with said Avenue southwardly 191 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, in a southeasterly direction, 32.5 feet to the northerly margin of Trinity Lane; thence with said Lane, eastwardly 63.9 feet to the beginning.
Being the same real property conveyed to James N. Presley and wife, Clara M. Presley by deed from Horace Mix and wife, of record in book 1710, page 613, said Register's Office, the said James N. Presley having since died.

This conveyance is made subject to ten-foot easement for public utilities along the northerly line of premises, and 20-foot building setback line from Oakwood Avenue and 35-foot building setback line from Trinity Lane, as shown on plan in book 1130, page 91, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Allen Dobson, of record in book 1373, page 98, said Register's Office.

G 459