K 2746

WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ 12,750.00 - - - -

- - - - Twelve Thousand Seven Hundred Fifty and No/100 - - - - - DOLLARS

of which the sum of $3,542.10 has been paid in cash by the grantees, the receipt of which is hereby acknowledged, and for the balance of $9,207.90 the grantees assume and agree to pay the unpaid balance of a note of an original amount of $10,400.00 secured by a deed of trust executed by John D. Dungey and wife, Mary T. Dungey, to Louis R. Linx, Trustee, of record in Book 2269, page 165, to secure First Federal Savings & Loan Association.

We, John D. Dungey and wife, Mary T. Dungey have bargained and sold, and by these presents do transfer and convey unto the said - - - Greeley Franklin Pilkerton and wife, Reba S. Pilkerton, 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. 3 on the Map of Sec. I Rosewood Heights, of record in Book 2133, page 38, Register's Office for said County.
Said lot fronts 82 feet on the west side of Rosebank Court and runs back between lines, 230 feet on the north line and 242.9 feet on the south line, which is a broken line, to a dead line in the rear on which it measures 28 feet.
Being the same property conveyed to John D. Dungey and wife, Mary T. Dungey, by deed from James S. Jones and Charles R. Land, of record in Book 2284, page 275, said Register's Office.

This conveyance is made subject to the following:
Restrictions filed for record April 7, 1953, in Book 2141, page 97.
The Plan of record in Book 2133, page 38, shows an Owner's Certificate, a 30 foot set-back line from Rosebank Court and a 10 foot easement for public utilities along the south line and across the rear line of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Greeley Franklin Pilkerton and wife, Reba S. Pilkerton, their heirs and assigns, forever.

And We do covenant with the said Greeley Franklin Pilkerton and wife, Reba S. Pilkerton, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except 1958 taxes which the grantees assume & Agree to pay, same having been pro rated and above loan.

And We, John D. Dungey and wife, Mary T. Dungey do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Greeley Franklin Pilkerton and wife, Reba S. Pilkerton, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25 day of April 1958

John D. Dungey

Mary T. Dungey

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Aileen Boswell a Notary Public in and for said County and State, the within named John D. Dungey and Mary T. Dungey

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of April

Commission expires 4/25/61 Aileen Boswell Notary Public

PG 503