K 2753

WARRANTY DEED

FROM
Kirby Otis Foster, et ux

TO
Richard H. Hardaway, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 24 day of JUN 1958
at 11:27 A.M. and recorded in Book 70 Page 174
Noted in Book Page
Recording Fee $ 2.00
JAMES P. WILSON, Register
By Deputy Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Thirteen Thousand Nine Hundred Ninety Eight and 12/100------($13,998.12)---------- DOLLARS

of which Two Thousand ($2,000.00) Dollars has been paid in cash, receipt of which is hereby acknowledged, and for the balance amount of Eleven Thousand Nine Hundred Ninety Eight and 12/100 ($11,998.12) Dollars the purchasers, Richard H. Hardaway and wife, Carolyn J. Hardaway assume and agree to pay the balance of a first mortgage on said property in the aforementioned amount of Eleven Thousand Nine Hundred Ninety Eight and 12/100 ($11,998.12) Dollars secured by an instrument of record in Book 2420, page 25, Register's Office for Davidson County, Tennessee, we, Kirby Otis Foster and wife, Vera C. Foster

have bargained and sold, and by these presents do transfer and convey unto the said Richard H. Hardaway and wife, Carolyn J. Hardaway, 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. 55 Eastland Acres, Section 1, Book 2133, page 103, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 104 feet on the southerly side of Barclay Drive and runs back 195.6 feet on the westerly line and 200.2 feet on the easterly line to an irregular line in the rear, measuring 57 feet thereon.

Being the same property conveyed to Kirby Otis Foster and wife, Vera C. Foster by deed from Lewis E. Gaines, et al, of record in Book 2437, page 489, Register's Office for Davidson County, Tennessee

Purchasers assume taxes for 1958.
This transfer is made subject to the restrictive covenants of record in Book 2284, page 612, Register's Office for Davidson County, Tennessee and subject to a 70 foot building setback line from Barclay Drive and a 10 foot easement along the rear of said property for public utilities.

The grantors also assign their right, title and interest in the escrow account deposited with Kimbrough-Phillips Co. of Nashville, Tennessee and likewise assign all of their rights under the insurance policy on said real estate in the Springfield Fire & Marine Insurance Company for a total sum of $99.01 being $8.18 paid into the escrow account in May, 1958 for insurance and $90.83 being the unearned prepaid insurance policy premium on said policy. Grantors acknowledge receipt of said $99.01.

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