K 2798

G.T.Co. #148244

WARRANTY DEED

FROM 98116

SAM KOSTEN ET UX

TO

LOUISE V. SCOTT

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
of Jul A.D. 1958
at 12 o'clock PM
Noted in Book 90 Page 27
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES D. WILSON, Register
By ____ Asst. Reg.

...e First Mortgage Co. of Nash...

WARRANTY DEED

For and in Consideration of the sum of $10.00 - - - - - - -

- - - - - Ten and No/100 - DOLLARS

cash in hand paid by Louise V. Scott and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged,

We, Sam Kosten and wife, Pearl R. Kosten have bargained and sold, and by these presents do transfer and convey unto the said

- - - - - - - - - Louise V. Scott, her - - - - - - - - -

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 of Block "E" on the Plan of Cherokee Park Subdivision, Section No. 1, as of record in book 547, pages 169 and 170, Register's Office for said County. Said lot No. 2 fronts 75 feet on the easterly side of Mayfair Road and runs back 140 feet on the southerly line and 139.98 feet on the northerly line to the westerly line of lot No. 5, and measures 75 feet thereon.

Being the same real property conveyed to Sam Kosten and wife, Pearl R. Kosten, by deed from Thelma F. Gold, dated September 14, 1948, filed September 14, 1948, and recorded in book 1638, page 385, said Register's Office.

Together with an easement 3 feet wide for a private sewer line as set out in instrument from Thelma F. Gold to Sam Kosten and wife, Pearl R. Kosten, of record in book 1679, page 328, Register's Office for Davidson County, Tennessee, as follows:

"The perpetual right to enter, maintain, repair and re-build a private sewer line serving the improvements locatedon Lot No. 2 of Block "E" on the Map of Cherokee Park Subdivision.

Said sewer line extends across lot No. 3 of Block "E" on the Map of Cherokee Park Subdivision, beginning on the southerly margin of said Lot No. 3 at a point 87 feet east of the easterly margin of Mayfair Road and running thence in a northerly direction to a point in the southerly margin of Valley Road, said point being 80.5 feet distant from the intersection of Mayfair Road and Valley Road as measured from the westerly and northerly lines of said lot if extended."

This conveyance is made subject to the following:

Three-foot easement for a private sewer line across the rear part of premises and other rights granted Floyd R. Rice and wife, by Sam Kosten, et al of record in Book 1734, page 69, and book 1755, page 1, Register's Office for Davidson County, Tenn.

G 37