WARRANTY DEED

FROM

Buren M. Bruce, et ux

TO

Hunt Tidwell, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of Jan A.D. 1958
at 12:16 o'clock M. Page 124
Noted in Book
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Company



INSURANCE
REAL ESTATE
BOLLING & HINRICHS
REALTORS
116 Union St. Phone 6-5649
We appreciate your business

WARRANTY DEED

For and in Consideration of the sum of eleven thousand and no/100 ($11,000.00) DOLLARS

of which sum $2,729.98 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Hunt Tidwell and wife, Julia B. Tidwell have assumed and agreed to pay the unpaid balance of $8,270.02 of a note in the original amount of $10,000.00 dated October 30, 1952, with interest from date at the rate of 4% per annum on the unpaid balance until paid. Principal and interest shall be payable in monthly installments of $52.79, commencing on the first day of December, 1952, and continuing on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 1977, said note is secured by a deed of trust executed by John D. Wright and wife, Wilma Mae P. Wright, to Ferriss C. Bailey, Trustee, dated October 30, 1952, filed October 31, 1952, and recorded in book 2127, page 571, said Register's Office, said note and deed of trust securing same were assigned to Fidelity Nati nal Mortgage Association, by an instrument dated December 30, 1952, filed January 5, 1953, and recorded in book 2161, page 127, said Register's Office.

we, Buren M. Bruce and wife, Louise Bruce have bargained and sold, and by these presents do transfer and convey unto the said Hunt Tidwell and wife, Julia B. Tidwell 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. 28 on the plan of Rosebank Park, as of record in book 1835, page 26, said Register's Office.

Said lot No. 28 fronts 75 feet on the southerly side of Carter Street and runs back 175.1 feet on the westerly line and 177 feet on the easterly line to a dead line, measuring 75.02 feet thereon.

Being the same real property conveyed to Buren M. Bruce and wife, Louise Bruce, by deed from John D. Wright and wife, dated February 1, 1957, filed February 20, 1957, and recorded in book 2638, page 245, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Carter Street and conditions of owners certificate, as shown on plan in book 1835, page 26, said Register's Office, and to restrictive covenants contained in an instrument executed by Homesites, Inc., of record in book 1907, page 593, said Register's Office.