K 2904

WARRANTY DEED

FROM

Vernon E. Matthews, et ux

TO

James B. Holt, et ux

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 4 day of May A.D. 19 54

at 12:07 o'clock M.,

Noted in Book 93 Page 5

Recorded in Book Page

Recording Fee $3.50

County Register

By Dept. Regr.



Published by

TENNESSEE TITLE INSURANCE CORPORATION
Home Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of ($4,677.69)

Four thousand, six hundred seventy seven and 69/100----- DOLLARS

cash in hand paid to us by James B. Holt and wife, Nannie P. Holt, the receipt of which is Hereby acknowledged, and the assumption and agreement to pay by the said James B. Holt and wife, Nannie P. Holt, an unpaid balance of $7,716.55 according to the terms and conditions of and the debt secured by an instrument executed by Vernon Edward Matthews and wife, to Louis R. Linx, Trustee, of record in Book 2160, page 309, to secure First Federal Savings & Loan Association, one note dated December 20, 1952, for the sum of $9600.00, with interest at 4% per annum, both principal and interest payable $51.91 monthly beginning February 1, 1953, balance January 1, 1977; and the assumption and agreement to pay by the said James B. Holt and wife, Nannie P. Holt, an unpaid balance of $1,673.76 according to the terms and conditions of and the debt secured by an instrument executed by Vernon Edward Matthews and wife, to T. I. Holman, Jr., Trustee, of record in Book 2761, page 317, to secure First Federal Savings & Loan Association, one note dated April 4, 1958, for the sum of $2,092.20 payable in 60 monthly installments of $34.87 beginning May 4, 1958. Interest not stated,

we, Vernon Edward Matthews and wife Martha P. Matthews

have bargained and sold, and by these presents do transfer and convey unto the said

James B. Holt and wife Nannie P. Holt

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No.33 on the Plan of Roselawn Subdivision, of record in Book 2133, page 1, Register's Office for said County. Said Lot No.33 fronts 87 feet on the south side of Pioneer Lane and runs back 145.8 feet on the east line and 130 feet on the west line to a dead line in the rear measuring 88.5 feet thereon.
Being the same property conveyed to Vernon Edward Matthews and wife, Martha P. Matthews, by deed from W. C. Gaines, et al, of record in Book 2104, page 471, said Register's office.

This conveyance subject to; Restrictions filed for record July 25, 1952, in Book 2089, page 294.

The recorded plan shows an Owner's Certificate, a 40 foot set-back line from Pioneer Lane, a 10 foot easement along the south rear line and an anchor easement 2½x20 feet on Pioneer Lane at the northeast corner.

PG 25