K 2907

Ret. to GUIDE TITLE 33452

# WARRANTY DEED

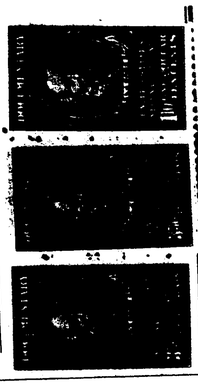
FROM

Philip Eugene Lundman,

TO

Charlie C. Rogers, et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
MAY 20 1959
Recorded in Book 3393 Page 117
Recording Fee 3.00
JAMES P. WILSON, Register
By



For and in Consideration of the sum of ten and no/100 ($10.00) DOLLARS

cash in hand paid by Charlie C. Rogers and wife, Ethel Rogers, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration Charlie C. Rogers and wife, Ethel Rogers have assumed and agreed to pay the unpaid balance of $1,475.00 of a note in the original amount of $3,500.00, payable in quarterly installments of $75.00 each on the first day of March, June, September and December of each year and the balance of said principal sum $575.00 payable on June 1, 1962, with interest at the rate of 6% per annum, and said note is secured by a deed of trust of record in book 2111, page 443, Register's Office for Davidson County, Tennessee,

I, Philip Eugene Lundman, Executor of the estate of Rosa E. Petersen, deceased,

have bargained and sold, and by these presents do transfer and convey unto the said Charlie C. Rogers and wife, Ethel Rogers, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described as follows:
Beginning on a cedar post on the northeasterly margin of the Nashville to Murfreesboro Highway at the easterly side of a 30-foot right-of-way, this being the west point corner of this lot south of Felix Oden tract; thence with said Highway, south 46° east 302 feet to an iron pipe on the northeasterly margin of said Highway 30 feet from center line; thence north 29-3/4° east 393 feet to a stake at northwest corner of a bridge; thence north 56½° west 440 feet to a stake on the easterly margin of said right-of-way; thence south 6° 30' west, with a fence, 393 feet to the point of beginning, containing 3½ acres, more or less.
Being part of the real property devised to Lewis George Petersen, Paul Powell Petersen, Eleanor H. Lundman and Christina Brinkman by will of Mrs. Rosa E. Petersen, deceased, of record in Will Book 4, page 530, County Court of Rutherford County, Tennessee, a certified copy of which is of record in book 2862, page 41, Register's Office for Davidson County, Tennessee.
This conveyance is made subject to an easement for power line of record in book 435, page 507, said Register's Office.

PG 27