36529

WARRANTY DEED

FROM

NOAH B. MOATES AND WIFE,

MAXINE S. MOATES,

TO

BERTHA W. STALLING

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 JUN A.D. 1959
at 9:43 o'clock A.M.
Noted in Book 23 Page 257
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By _____ D.C.

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

J. Ross Cheshire, Jr.
Attorney

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

cash in hand paid by BERTHA W. STALLING, and other good and valuable considerations, receipt of all of which is hereby acknowledged, and the assumption and agreement by the said BERTHA W. STALLING to pay the vendor's lien balance owing on the property herein conveyed, in the principal amount of THIRTY-THREE THOUSAND, FOUR HUNDRED SEVENTY-SIX AND 34/100 ($33,476.34) DOLLARS, as evidenced by instrument of record in Book 2280, page 132, Register's Office for Davidson County, Tennessee,

we, NOAH B. MOATES and wife, MAXINE S. MOATES,

have bargained and sold, and by these presents do transfer and convey unto the said BERTHA W. STALLING her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the southerly 110 feet of the easterly 155 feet, more or less, of Lot No. 30 on the Map of the O.B. Hayes Plan of Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for said County, described as follows:

Beginning on the westerly margin of 16th Avenue, South, formerly Belmont Avenue, at the corner of Lots Nos. 30 and 35; thence with the westerly margin of said Avenue northwardly 110 feet; thence westwardly 155 feet, more or less, to the easterly margin of a proposed alley; thence with the easterly margin of said proposed alley southwardly 110 feet to the line between Lots Nos. 30 and 35; thence with the line between said Lots eastwardly 155 feet, more or less, to the beginning.

Being the same real property conveyed to Noah B. Moates by deed from Charles R. Tygard and wife, dated March 27, 1958, filed April 1, 1958, and recorded in Book 2743, page 443, said Register's Office.

The above described property is subject to easement for 12 inch private sewer along westerly line of premises shown as sewer 61-A on plans in the office of the City Engineer of the City of Nashville.