K 2957

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WARRANTY DEED

FROM
Edward Theodore Koch, Jr. et ux

48628

TO
John D. Kilpatrick et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27 day of AUG A.D. 1958 at 4:38 o'clock P.M.
Noted in Book 73 Page 807
Recorded in Book 2200
Recording Fee
JAMES P. WILSON, Register
By
Tax

Compliments of
Guaranty Title Company
A Division of
Title Insurance Company
Nashville Trust Building
Cor. Third & Union
NASHVILLE, TENNESSEE

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For and in Consideration of the sum of nine thousand nine hundred fifty and no/100----------($9,950.00)----------DOLLARS

of which sum $1,647.12 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount John D. Kilpatrick and wife, Glyna Nell Kilpatrick, have assumed and agreed to pay the unpaid balance of $8302.88 of a note in the original amount of $8,950.00, dated June 14, 1955, with interest from date at the rate of 4½% per annum on the unpaid balance until paid, principal and interest payable in monthly installments of $45.35, commencing on the first day of July, 1955, and continuing on the first day of each month 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 June, 1985, and said note is secured by a deed of trust of record in Book 2418, page 369, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing the same have been assigned to East River Savings Bank by instrument dated October 1, 1955, filed October 11, 1955, and recorded in Book 2462, page 365, said Register's Office,

we, Edward Theodore Koch, Jr. and wife, Lois Evelyn Koch, have bargained and sold, and by these presents do transfer and convey unto the said John D. Kilpatrick and wife, Glyna Nell Kilpatrick, 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 8th, formerly the 12th, Civil District of said County and State, being lot No. 35 on the plan of Richland Meadows, Section 1, as of record in Book 2083, page 40, said Register's Office.
Said lot No. 35 fronts 50 feet on the northerly side of Oakmont Circle and runs back 183.4 feet on the westerly line and 208.8 feet on the easterly line to the center of Richland Creek, measuring 89 feet thereon.
Being the same real property conveyed to Edward Theodore Koch, Jr. and wife, Lois Evelyn Koch, by deed from E. Kirby-Smith and wife, dated June 14, 1955, filed June 15, 1955, and recorded in Book 2436, page 542, said Register's Office.
This conveyance is made subject to a 10-foot easement for public utilities across rear part of premises, anchor easement at the northwest corner of premises, 30-foot building setback line from Oakmont Circle, as shown on plan of record in Book 2083, page 40, said Register's Office, and to restrictive covenants contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged March 1, 1953, filed July 7, 1953, and recorded in Book 2152, page 121, said Register's Office, and to additional restriction contained in an instrument executed by W. L. Bainbridge, Jr., (not dated) acknowledged September 2, 1953, filed September 2, 1953, and recorded in Book 2195, page 256, said Register's Office.

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