K 3101

WARRANTY DEED
FROM 94746
Alma J. McNulty

TO
James D. Dicus, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this day
JUL 1960
Noted in Book 96 Page 352
Recorded in Book Page
Recording Fee
JAMES P. WILSON, Register
By

Compliments of
ty Title Company
A Division of
y Title Insurance Company
ierican Trust Building
N. Cor. Third & Union
HVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------
----------($10.00)---DOLLARS
cash in hand paid by James D. Dicus and wife, Margaret M. Dicus, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, and in further consideration James D. Dicus and wife, Margaret M. Dicus have assumed and agreed topay the unpaid balance of $9,778.84 of a note in the original amount of $11,400.00, dated October 18, 1954, with interest from date at the rate of 4½% per annum on the unpaid balance until paid, said principal and interest being payable in monthly installments of $63.38 each, and said note is secured by a deed of trust of record in book 2348, page 573, Register's Office for Davidson County, Tennessee, and said note and deed of trust securing same were assigned to The Bowery Savings Bank by instrument of record in book 2360, page 233, said Register's Office,

I, Alma J. McNulty
have bargained and sold, and by these presents do transfer and convey unto the said
James D. Dicus and wife, Margaret M. Dicus, 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. 56 on the Plan of Walnut Grove, as of record in book 2133, page 87, Register's Office for said County.
Said lot No. 56 fronts 77 feet on the east side of Theodore Road and runs back between lines 153.5 feet on the north line and 155 feet on the south line to a dead line in the rear on which it measures 77 feet.
Being the same real property conveyed to Alma J. McNulty by deed from Joe M. Rutledge and wife, dated May 11, 1956, filed May 28, 1956, and recorded in book 2540, page 217, said Register's Office.
This conveyance is made subject to a ten-foot utility easement along the rear line of premises, 40-foot building setback line from Theodore Road, and conditions of owners certificate as shown on plan of record in book 2133, page 87, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2271, page 541 said Register's Office.

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