BK 3134

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($10.00)- - - - - - - - - - - - - - - - -
TEN AND NO/100- - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, and the assumption by the Grantees herein of the balance of an indebtedness in the amount of TWELVE THOUSAND TWO HUNDRED EIGHTY-SEVEN AND 16/100 DOLLARS ($12,287.16) which is secured by a Deed of Trust on the property herein conveyed, which was executed by Sam E. Stephenson, Jr. and wife to Thomas H. Malone III, Trustee, of record in Book 2630, page 323, Register's Office for Davidson County, Tennessee, to secure to Life & Casualty Insurance Co. of Tennessee the payment of one note in the original principal amount of $13,200.00, payable in monthly installments of $77.22 each, including principal and interest at the rate of 5% per annum, beginning August 1, 1957, balance July 1, 1982,

We, Dorothea Cole Stephenson and husband, Sam E. Stephenson, Jr., have bargained and sold, and by these presents do transfer and convey unto the said Robert D. Balch, Jr. and wife, Bessie C. Balch, 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. 44 on the Plan of Russwood Subdivision, as of record in Book 2133, pages 12 and 13, Register's Office for said County. Said Lot No. 44 fronts 192 feet on the easterly side of Trimble Road and runs back 324 feet on the southerly line and 278.2 feet on the northerly line, to a dead line in the rear on which it measures 103.2 feet.
Being the same property conveyed to Dorothea Cole Stephenson and husband, Sam E. Stephenson, Jr., by deed from Haley E. Sofge and wife Jacqueline B. Sofge, of record in Book 2690, page 531, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 2098, page 60, said Register's Office, and the Plan of record in Book 2133, pages 12 and 13, said Register's Office, shows an owner's certificate, a 75 foot minimum building setback line from Trimble Road, and a 10 foot easement for public utility purposes along the rear line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert D. Balch, Jr. and wife, Bessie C. Balch, their heirs and assigns, forever.

And we do covenant with the said Robert D. Balch, Jr. and wife, Bessie C. Balch, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Dorothea Cole Stephenson and husband, Sam E. Stephenson, Jr., do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert D. Balch, Jr. and wife, Bessie C. Balch, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 4th day of October, 1960

Sam E. Stephenson, Jr. (SEAL)
Dorothea Cole Stephenson

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