K 3248

WARRANTY DEED

FROM 44316 /
Joseph C. Swidler, et ux

TO
Roger Werthan Cohn, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 16
A.D. 1961
at 2:11 o'clock PM
and recorded in Book 2178
Fee 2.00
Tax
WITNESS my hand

Compliments of
**Guaranty Title Company**
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of thirty-four thousand, five hundred and no/100----------($34,500.00)----- DOLLARS of which sum $24,500.00 has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining amount Roger Werthan Cohn and wife, Esther Hecht Cohn have assumed and agreed to pay the unpaid balance of $10,000.00 of a note in the original amount of $16,500.00, with interest according to the terms of said note, and said note is secured by a deed of trust of record in book 2178, page 439, Register's Office for Davidson County, Tennessee,

we, Joseph C. Swidler and wife, Gertrude Swidler,

have bargained and sold, and by these presents do transfer and convey unto the said Roger Werthan Cohn and wife, Esther Hecht Cohn, 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. 13 on the Plan of Hillwood Estates, Section 1, as of record in book 1835, page 117, Register's Office for said County. Said lot No. 13 fronts 140 feet on the westerly side of Price Circle Road and runs back 394.6 feet on the northerly line and 492.7 feet on the southerly line to a dead line, measuring 168 feet thereon. Being the same real property conveyed to Joseph C. Swidler and wife, Gertrude Swidler, by deed from Vernon Hutton, Jr. and wife, dated August 12, 1958, filed August 14, 1958, and recorded in book 2800, page 367, said Register's Office.
This conveyance is made subject to a ten-foot utility easements along rear and southwesterly lines of premises, 90-foot building setback line from Price Circle Road, and conditions of owners certificate as shown on plan of record in book 1835, page 117, said Register's Office, and to restrictive covenants contained in deed of record in book 2089, page 483, said Register's Office.

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