K 3458

WARRANTY DEED

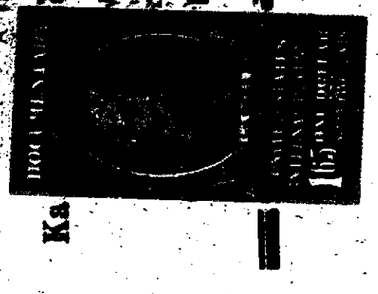
FROM
Vernon E. Gensemer et ux.

27692

TO
Joe Kooperman et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day
of OCT A.D.
at 1:32 o'clock P.M.
Noted in Book 23 Page 424
Recorded in Book Page
Recording Fee $2.5
Register
Deputy Reg.

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



WARRANTY DEED

For and in Consideration of the sum of Twenty Thousand Three Hundred Twenty One and 73/100 ----------($20,321.73)---------- *DOLLARS*

of which $1,500.00 has been paid in cash by Joe Kooperman and wife, Margaret Kooperman, the receipt of which is hereby acknowledged, and for the remainder the said Joe Kooperman and wife have assumed and agree to pay the unpaid balance of $18,821.73 of an original indebtedness of $19,000.00 secured by deed of trust of record in book 3351, page 629, Register's Office for Davidson County, Tennessee,

We, Vernon E. Gensemer and wife, Alma E. Gensemer,

have bargained and sold, and by these presents do transfer and convey unto the said Joe Kooperman and wife, Margaret Kooperman, 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. 140 on the Map of Crest Meade, Section III, as of record in book 2331, page 150, Register's Office for said County.
Said Lot No. 140 fronts 251 feet on the east side of Clematis Drive and runs back 161.5 feet along the northerly line and 234.8 feet on the southerly line to a dead line in the rear on which it measures 139.6 feet.
Being the same real property conveyed to Vernon E. Gensemer and wife, Alma E. Gensemer, by deed from Stanley Klar and wife, of record in book 3341, page 219, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along northerly and rear lines of premises, anchor easement at the southwest corner of premises, 100-foot building setback line from Clematis Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 150, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2602, page 129, said Register's Office.

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