BK 3678

WARRANTY DEED

FROM
Mary Roeder Norris

TO
John Albert Roeder and wife
Margie Dixson Roeder

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of FEB A.D. 1964
at 3:17 o'clock P.M.
Noted in Book 3678 Page 52
Recorded in Book Page
Recording Fee $ 2.00
Register
By Deputy Reg.

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

13091

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr.&Mrs. John A. Roeder (NAME:)	Mr. & Mrs. John A. Roeder (NAME:)	
952 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	952 Graybar Lane (STREET ADDRESS)	
Nashville, Tennessee 37204 (CITY) (P. O. ZONE) (STATE)	Nashville 37204 Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One - - - ($1.00) - - - - - - - - - - - - - - *DOLLARS*

cash in hand paid by John Albert Roeder and wife, Margie Dixson Roeder, and the love and affection which I have for my son, John Albert Roeder, and daughter-in-law, Margie Dixson Roeder, and for other valuable considerations, including the assumption and agreement by John Albert Roeder and wife, Margie Dixson Roeder, to pay the balance remaining on an indebtedness which was evidenced by a note in the principal amount of $10,850.00, which note is secured by a Deed of Trust on said property and is of record in Book 2830, page 501, Register's Office, Davidson County, Tennessee.

I, Mary Roeder Norris, *have bargained and sold, and by these presents do transfer and convey unto the said* John Albert Roeder and wife, Margie Dixson Roeder, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 20 on the Map of the Woodmont Boulevard Section of Marengo Park, as of record in Book 1130, page 2, Register's Office for said County.
Said Lot. No. 20 fronts 85 feet on the southerly side of Graybar Lane and runs back between lines, 146 feet on the easterly line and 149 feet on the westerly line, to a dead line in the rear, on which it measures 75 feet.
Being the same real property conveyed to Albert A. Roeder and wife, Mary Roeder, by deed from Robert W. Gurley and wife, Barbara Jean Gurley dated September 26, 1958, recorded in book number 2806, page 225, Register's Office, Davidson County, Tennessee.

This conveyance is subject to ten-foot easement for public utilities along the westerly and rear lines of premises, 30 foot building setback line from Graybar Lane, as shown on plan of record in book 1130, page 2, Register's Office for Davidson County, Tennessee, and,
Restrictive covenants contained in an instrument executed by James E. Caldwell and Company, dated June 19, 1939, filed June 20, 1939, and recorded in book 1113, page 296, as modified by an instrument, of record in book 1117, page 556, Register's Office for Davidson County, Tennessee.

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