K 1425

NO. 77086 A. K. HEAD, ET UX----TO---[illegible] A. [illegible] ET [illegible]
BOOK 1425 P.80 REC'D NOV. 14, 1946 AT 11:12 A.M.

Warranty Deed

NOTICE: This instrument must
(1) Carry U. S. I. Rev. Stamps for the total of cash plus the sum of new lien created. Present rate is 55c for each $500 or fraction thereof;
(2) be presented at County Tax Assessor's Office for transfer on tax books;
(3) be presented at County Court Clerk's Office and State Transfer Tax be paid. Present rate 15c for each $100 of total consideration plus 15c Clerk's Fee;
(4) be filed for record in County Register's Office. Recording Fee, $1.50 including one acknowledgment. Each additional acknowledgment add 25c.

The above is not part of Instrument and is not to be recorded.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of Ninety-Nine Hundred Fifty and No/100- - - - ($9950.00) - DOLLARS

Cash in hand paid by James A. Luton and wife, Anna D. Luton, the receipt of which is hereby acknowledged,

We, A. K. Head and wife, Helen B. Head,

have bargained and sold, and by these presents do transfer and convey unto the said James A. Luton and wife, Anna D. Luton, 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. 22 on the Revised Map of Wallace's Subdivision, not of record, described according to a survey made by E. J. Wilkinson, Surveyor, October 6, 1941, as follows:

Beginning on the westerly margin of Sneed Avenue at a point 1394.7 feet, more or less, north of the northerly margin of Hobbs Road, being the corner of Lots Nos. 22 and 23; thence with the line between said two lots, westwardly 21[illegible] feet to the common corner of Lots Nos. 2, 3, 22 and 23 on said plan; thence with the line between said Lots Nos. 3 and 22, southwardly 100 feet to the common corner of Lots Nos. 3, 4, 21 and 22 on said plan; thence with the line between said Lots Nos. 21 and 22, eastwardly 213.6 feet to the westerly margin of Sneed Avenue; thence with the westerly margin of said Avenue, northwardly 100 feet to the beginning.

Being part of the property conveyed to A. K. Head by deed from the Guaranty Title Trust Company, of record in Book [illegible], Page 221, Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in an instrument executed by Gray [illegible] Estes, et al., dated June 15, 1937, of record in Book 10[illegible], Page [illegible], and additional restrictions contained in deed from The Guaranty Title Trust Company to A. K. Head, of record in Book 1534, Page 221, both of the Register's Office for Davidson County, Tennessee, and Easement for water mains, if any, as set out in an instrument executed by W. G. Wallace to Nashville Water Company, Inc., also Easement for Public Utility purposes as shown on the unrecorded map of Wallace Subdivision.

PG 80