K 1454

Book 1414 Page 298

86737

WARRANTY DEED

FROM

M. N. YOUNG, TRUSTEE

TO

PAUL E. SEXTON ET UX

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 6 day of Dec. A. D. 1954
at 1:33 o'clock P. M.,
Noted in Book 4233 Page 291
Recorded in Book 4233 Page 291
Recording Fee $ 1.75

County Register

By Dept Reg

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

For and in Consideration of the sum of - - - - - - - ($5.00) - - - - - - - -

- - - - - - Five and No/100 - - - - - - - - - - DOLLARS

and other good and valuable consideration, receipt of which is hereby acknowledged

I, M. N. Young, Trustee, pursuant to the power and authority vested in me in the deeds of record in Book 1338, page 350 and Book 1336, page 234 R.O.D.C.Tenn have bargained and sold, and by these presents do transfer and convey unto the said

- - - - Paul E. Sexton and wife Sara D. Sexton, Their - - -

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 17, 18, 20, 21 and 22 and the north part of Lot No. 19, Block 5, Map of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 17 fronts 128 feet 6 inches on the westerly side of Midland Drive and runs back, 175 feet on the north line and 166 feet on the south line, to a dead line and measures 126.4 feet thereon.

Said lot No. 18 fronts 126 feet 9 inches on the westerly side of Midland Drive and runs back between lines 166 feet to a dead line and measures 126.4 feet thereon.

Said Lot No. 20 fronts 125 feet on the westerly side of Midland Drive and runs back between lines, 160 feet on the north line and 161 feet on the south line, to a dead line in the rear, and measures 125 feet thereon.

Said Lot No. 21 fronts 125 feet on the westerly side of Midland Drive and runs back between lines, 161 feet on the north line and 162 feet on the south line, to a dead line in the rear, and measures 125 feet thereon.

Said Lot No. 22 fronts 125 feet on the westerly side of Midland Drive and runs back between lines, 162 feet on the north line and 163 feet on the south line, to a dead line in the rear, and measures 125 feet thereon.

Said part of said Lot No. 19 fronts 123 feet 4 inches on the westerly side of Midland Drive and runs back 166 feet on the northerly line and 160 feet more or less on the southerly line, to the easterly line of Lot No. 6 on which it measures 123 feet.

Said Lots Nos. 17, 18, 20, 21 and 22 being part of the property conveyed to M. N. Young, Trustee by deed from Robert G. Benson, Trustee, of record in Book 1336, page 234, said Register's Office, and said part of Lot No. 19 being the same property conveyed to M. N. Young, Trustee, by deed from Fannie M. Cohn, a widow, of record in Book 1338, page 350, said Register's Office.

An easement of 2 feet is hereby reserved for the purpose of laying a water pipe along the north 2 feet of Lot 17 described above.

This property is sold subject to the restrictions in Book 723, page 95, in Book 723, page 516, in Book 923, page 114, and in Book 722, page 547, also the following agreements.

Agreement in Book 928, page 621, between R. C. Boyce, Receiver of Belle Meade Land Company and H. E. Palmer, Trustee, of Belle Meade Company, Bankrupt, which recites the restrictions in Book 723, page 95, and also the agreement in Book 722, page 547, and provides that Section 2 be changed to read as follows:
"That no residence or dwelling house except for occupancy by servants shall be erected or kept on said land costing less than $5,000.00."

Water rights agreements, etc., contained in an instrument from Robert G. Benson, Trustee, et al, to The Nashville Suburban Utility District, of record in Book 1255, page 560, Register's Office.

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