1716

DO NOT PUBLISH

WARRANTY DEED

FROM

J. W. McMILLEN ET UX

TO

ALVEN S. GHERTNER ET UX

The Guaranty Title Co.

Titles Guaranteed

Abstracts of Titles

225 Third Ave., North
NASHVILLE, TENN.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day
of MAY A.D. 1949
at 2:16 o'clock P.M.
Noted in Book 64 Page 327
Recorded in Book ..... Page .....
Recording Fee $1.50
FELIX Z. WILSON, Register
By ..... Dpt. Reg.

Form 102

WARRANTY DEED — J. R. WEST FORM — THE GUARANTY TITLE COMPANY

For and in Consideration of the sum of $5.00

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

cash in hand paid by Alven S. Ghertner and wife, Jean F. Ghertner, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We/ J. W. McMillen and wife, Laura Mai McMillen have bargained and sold, and by these presents do transfer and convey unto the said Alven S. Ghertner and wife, Jean F. Ghertner, their -

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: In the City of Belle Meade, being lot No. 32 on the Revised Plan of B. E. Woodard's Warner Park Subdivision, as of record in book 1130, page 87, Register's Office for said County.
Said lot No. 32 fronts 200 feet on the easterly side of Belle Meade Boulevard and runs back 271.5 feet on the northerly line and 340 feet on the southerly line, to a dead line, measuring 218 feet thereon.
Being the same property conveyed to J. W. McMillen and wife, Laura Mai McMillen, by deed from B. E. Woodard, Trustee, of record in Book 1635, page 467, said Register's Office.
Easement for public utilities as shown on plan in book 1130, page 87, RODC, Tenn.
100 foot minimum building setback line as shown on plan of record in book 1130, page 87, Register's Office for Davidson County, Tenn.
Water rights as set out in deeds from Belle Meade Company to Edwin Warner, of record in book 716, pages 298 and 303, Register's Office for Davidson County, Tennessee.
Restrictive covenants contained in deed from American National Bank, Executor, to B. E. Woodard, Trustee, of record in book 1358, page 149, RODC, Tenn.
Restrictive covenants contained in an instrument executed by B. E.Woodard, Trustee, of record in book 1357, page 600, RODC, Tenn.
By an instrument executed by B. E. Woodard, Trustee, of record in book 1643, page 633, Register's Office for Davidson County, Tenn. Item 3 in the above restrictions in book 1357, page 600, said Register's Office has been amended to read as follows:
"No residence or building shall be built on any of said lots in said Subdivision costing less than the amounts shown as follows: On Lots 1 to 4 inclusive, Lots 6 to 10 inclusive, and Lots 30 to 44 inclusive, $20,000.00; Lots 11 to 29 inclusive, $17,500.00; said costs above set out to be for the residence proper and not to include the cost of any outbuilding or buildings. It is not intended or proposed to place any restriction on Lot No. 5 in said Subdivision."
Restrictions, conditions, limitations and zoning regulations affecting the title to the premises, if any, established by the City of Belle Meade.

565