WARRANTY DEED

FROM

C. B. CRIDDLE, UNMARRIED

TO

ANDREW J. McDIVITT AND FLORENCE P. ANDRUS

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 31 day
of MAR 1950
at 12:28 o'clock P. M.
Noted in Book 1 Page 10
Recorded in Book 3153 Page 174
Recording Fee
FELIX E. WILSON, Register
By Dpt. Reg.

Form 103

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 Andrew J. McDivitt and mother, Florence P. Andrus, the receipt of which is hereby acknowledged and subject to a Trust Deed of record in Book 1823, page 545, Register's Office for Davidson County, Tennessee.

C. B. Criddle, Unmarried

I/ have bargained and sold, and by these presents do transfer and convey unto the said Andrew J. McDivitt and mother Florence P. Andrus, and in case of death of either one ~~of the Grantees this property is to go to the survivor,~~ their heirs and assigns, a certain tract or parcel of land in the 7th, formerly the 11th Civil District of Davidson County, State of Tennessee, described as follows, to wit: Being part of Lot No. 13 on the Plat of Carter and King lands of record in Book 57, page 99, RODC, Tennessee.
Being part of Lot No. 32 and all of lot No. 33 of Block "A" on an unrecorded subdivision of Tyne Meade, Section No. 2, described together according to a survey made by T. R. Sanford, Surveyor, February 3, 1950, as follows:
Beginning on the northerly margin of Tyne Road or Boulevard, at the southwest corner of the property conveyed to John S. Wade, Jr. by deed from Nashville Trust Company, Administrator, of record in Book 1286, page 693, Register's Office for said County, being the corner of lots Nos. 33 and 34; thence with the line between said two lots, northeastwardly 314.6 feet to a point in the southerly line of lot No. 1 of Block "D" on the map of Tyne Meade, Section 3, as of record in book 1424, pages 12, 13, and 14, said Register's Office; thence with said line, northwestwardly 120 feet to the southeast corner of lot No. 31 on said unrecorded subdivision; thence with the line between lots Nos. 31 and 32, westwardly 48 feet to the northeast corner of the property conveyed to John J. Brady and wife, by deed from John F. House and wife, of record in book 1732, page 153, said Register's Office; thence with Brady's easterly line, southwestwardly 158 feet to a point in the line between lots Nos. 32 and 33; thence with the line between said two lots, southwestwardly 140 feet to the northerly margin of said Tyne Road or Boulevard; thence with same, southeastwardly 140 feet to the beginning.
Being part of the property conveyed to John F. House by deed from Earl Roach and wife, of record in book 1578, page 56, said Register's Office.
Easement for public utilities and 100 foot building setback line as shown on survey of T. R. Sanford, Surveyor.
Restrictive covenants contained in deed from Nashville Trust Company, Administrator, to Betty Britt Kerrigan, dated July 26, 1945, filed July 31, 1945, and recorded in book 1286, page 545, Register's Office for Davidson County, Tennessee.
By deed dated August 8, 1949, filed August 8, 1949, and recorded in book 1732, page 153, Register's Office for Davidson County, Tennessee, John F. House and wife, conveyed to John J. Brady and wife, property adjoining the westerly line of the premises.