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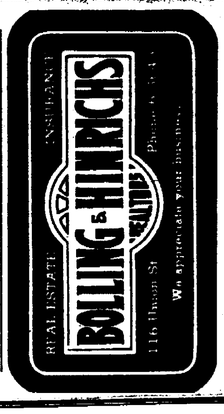
35089

WARRANTY DEED

FROM
Oscar Eiler and wife,

Laura K. Eiler
TO
Austin P. Cantrell and wife,

Charlene Hicks Cantrell



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record MAY
at 10:44 o'clock
Noted in Book 3379
Recorded in Book
Recording fee 2.00
JAMES P. WILSON, Register
Deputy

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

For and in Consideration of the sum of $2700.00 - - - - - - - - - - - - - - - -
Twenty-Seven Hundred and No/100 - **DOLLARS**

Cash in hand paid by Austin P. Cantrell and wife, Charlene Hicks Cantrell, the receipt of which is hereby acknowledged, We, Oscar Eiler and wife, Laura K. Eiler

---------- **have bargained and sold, and by these presents do transfer and convey unto the said**
Austin P. Cantrell and wife, Charlene Hicks Cantrell
---------- **their** ---------- **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being lots Nos. 3 and 4 on the plan of the Triangle Subdivision, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows: Beginning at a point on the westerly margin of the Murfreesboro Pike, at the intersection of the westerly margin of said Pike and the northern boundary line of the property conveyed to Harold S. Baker and wife by deed from Ernest M. Jordan, et al, Trustees, of record in book 1344, page 181, Register's Office for said County; thence with the westerly margin of said Pike, north 22° west 280 feet to the southeast corner of lot No. 2 on said plan; thence with the line between said lots Nos 2 and 3, westwardly 291.5 feet to the southwest corner of said lot No. 2; thence south 27° 22' east 255.1 feet to a point in the northern boundary line of said Baker property; thence with the northern boundary line of said Baker property, north 74° 02' east 269.5 feet to the beginning.
Being part of the property conveyed to Oscar Eiler and wife, Laura K. Eiler, by deed from Tom F. Jones and wife, of record in book 1473, page 288, Register's Office for said County.

This conveyance is made subject to the following:

Easement for telephone lines granted American Telephone and Telegraph Company, of record in book 1237, page 111, Register's Office for Davidson County, Tennessee.
Utility easement, building setback lines and conditions of owners certificate, as shown on unrecorded plan of Triangle Subdivision prepared by William A. Pitts, Surveyor, dated as to approval by Davidson County Planning Commission September 10, 1946, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property

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