10/2

55145
DEED

FROM

E. I. DU PONT DE NEMOURS
AND COMPANY

TO

BENJAMON F. LEE AND
OVA C. LEE

DATED:

REGISTER'S OFFICE
STATE OF TENNESSEE}
DAVIDSON COUNTY }
Received for record
of DEC 7
at 12:25 o'clock P.M. 1951
Noted in Book
Recorded in Book
Recording Fee 2.50
JAMES P. [illegible]
By

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND FOUR HUNDRED THIRTY-FIVE and no/100 - - - - - - - - - **DOLLARS** ($2,435.00), **receipt whereof is hereby acknowledged, E. I. du PONT de NEMOURS and COMPANY, a Delaware corporation, GRANTOR, has bargained and sold and by these presents does transfer and convey unto** BENJAMON F. LEE and OVA C. LEE, his wife, tenants by the entireties, **GRANTEES**, their **heirs and assigns, that certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows, to-wit:**

Being Lot No. 43-31, Section "C", Village of Old Hickory, as shown on revised plan recorded April 10, 1951, Book 1835, Page 52, in Register's Office for Davidson County, Tennessee; fronting 57.0 feet on Debow Street, containing 0.17 acres, more or less;

Subject to and/or reserving one (1) permanent easement 12 feet wide, for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The property above described abuts on Dodson Street as shown on said Plan of Section "C" on the westerly margin thereof.

The easement reserved by the Plan of Section "D", Book 1424, Page 65, R.O.D.C., Tennessee, and the Plan of Section "C", Book 1424, Page 66, R.O.D.C., Tennessee, having been altered by instruments executed by all the parties owning property abutting on said Street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1950, in Book 1853, Page 281 and Page 257, Register's Office for Davidson County, Tennessee, so as to change Dodson Street from a public street to a private driveway, this conveyance of Lot 43-31 in Section "C" is being made subject to an easement in Dodson Street for private road and public utilities only.

The above described property is conveyed subject to the covenant contained in an instrument executed by E. I. du Pont de Nemours and Company, et als., dated February 15, 1951, and recorded on April 3, 1951, in Book 1968, Page 605, R.O.D.C., Tennessee, and the Grantees in this deed agree to comply with such covenant and to use that portion of the above described property fronting on the easterly side of Debow Street as the building site, and that portion immediately in the rear thereof and fronting on the westerly side of Dodson Street only for the construction of buildings accessory to residences to be constructed on that portion of the property fronting on the easterly side of Debow Street.

TO HAVE AND TO HOLD the said tract or parcel of land, **with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES**, their **heirs and assigns, forever.**

AND GRANTOR does hereby covenant with the said GRANTEES, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.