97101

WARRANTY DEED

FROM
Clyde L. Morris, and wife,
Lorell Morris
to
H.I.Chaffin and wife,
Laura L. Chaffin.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 23 day of April A. D. 1953
at 11:21 o'clock A M.,
Noted in Book 20 Page 154
Recorded in Book Page
Recording Fee $2.00
J. P. Wilson
County Register
By A. Bumgardner Dept. Reg.

Published by
TTT

SSEE TITLE COMPANY
HVILLE, TENNESSEE
Zone Office
YERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

DON'T MENTION IT
UNITED STATES
INTERNAL REVENUE
2 CENTS

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of ($1900.00)
Nineteen Hundred and 00/100 DOLLARS

Cash in hand received by Clyde I. Morris and wife, Lorell Morris. Receipt is hereby acknowledged.

we have have bargained and sold, and by these presents do transfer and convey unto the said H.I.Chaffin and wife, Laura L. Chaffin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No: 28 of the Clyde I, Morris subdivision, situated in the 12th Civil District of Davidson County, Tennessee, as of record in Plan Book 1835, page 116 of the Register's Office of Davidson County, Tennessee.

Said Lot No: 28, fronts on the Southerly side of Donald Street beginning on an Iron Pin , the common corner of lots 28 & 29, thence, S. 24° 30' West with the Easterly line of Lot No: 29 -- 214.2 feet to an iron pin in a dead line,the Southeast corner of lot 29 and Southwest corner of lot 28,; thence S. 66° 33' East, 114.7 feet to a monument in the Westerly margin of Sultana Ave.; thence, Northwardly with the West Margin of Sultana Ave.-176.6 feet to a monument; thence, in a circle having a radius of 20 feet -31.4 feet to a monument in the Southerly margin of Donald Street; thence,with the Southerly margin of Donald Street N. 66° 33' West 88 feet to point of beginning, Being Lot No: 28 as shown on the plan of Clyde I. Morris subdivision as of record in Book 1 35, page 116. R.O.D.C., Tenn.

Being a part of the same property conveyed to Clyde I. Morris by Carl E. Rye, Trustee, as of record in Book 1428, page 370 of the R.O.D.C., Tenn.

The purchaser assumes all taxes for 1953; the purchaser will pay $100.00 cash for water-tap. The purchaser agrees to abide bythe restrictions on said property not to construct any building other than a dwelling house and garage or said lot and to set back said buildings 50 feet from Street line. No buildings shall be of less size than set forth in the covenants of restrictions recorded in Book 2043, page 578, of the R.O.D.C., Tenn.

The purchasers agree, if they put a culvent in front of said lot to drive into garage or otherwise, that said culvent will meet