109957

WARRANTY DEED

FROM Robert J. Warner, Jr.

TO John K. Peebles and wife, Martha G. Peebles

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 11 day of DEC. A.D. 1980 at 12:20 o'clock P.M.
Noted in Book 8 Page 79
Recorded in Book 2196 Page 299
Recording Fee $7.00
JAMES P. WILSON Register
By Dpt. Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Six thousand, three hundred and thirty-seven and 50/100 ($6,337.50) **DOLLARS**

cash in hand paid by John K. Peebles and wife, Martha G. Peebles, the receipt of which is hereby acknowledged,

I, Robert J. Warner, Jr., unmarried **have bargained and sold, and by these presents do transfer and convey unto the said** John K. Peebles and wife, Martha G. Peebles, 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. 7 and the westerly 75 feet of Lot No. 6 on the plan of Hillwood Estates, Section "A", of record, Book 1935, pages 59 and 60, Register's Office for Davidson County, Tennessee, described according to a survey made by E. J. Wilkinson, Surveyor, May 4, 1938 as follows:

Beginning on the northeasterly margin of Hillwood Drive at a point 25 feet west of the corner of lots Nos. 5 and 6, said point being 676.55 feet west of the westerly margin of Post Road; thence with said Drive westwardly 177 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots northwardly 237.4 feet; thence eastwardly 175 feet to a point, said point being 25 feet west of the corner of lots Nos. 5 and 6; thence along a line being 25 feet west of and parallel to the line between said lots Nos. 5 and 6 southwardly to the beginning.

Being the same property conveyed to Robert J. Warner, Jr., unmarried, by deed from Robert J. Warner and wife, Jeannette S. Warner, of record in Book 2157, page 173, Register's Office for Davidson County, Tennessee, and by deed of correction from Robert J. Warner and wife, Jeannette S. Warner, of record in Book 2196, page 23, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to an easement reserved by Robert J. Warner and wife, Jeannette S. Warner, their heirs and assigns, for the purpose of entering upon said property when necessary to repair the septic tank overflow from the adjoining lot whereupon the said Robert J. Warner and wife's home is located, of record, Book 2196, page23, Register's Office for said county.

COPY OF RELEASE

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