K 2244

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 1.00 -

- - - - - - - - - - - - - - - ONE AND NO/100 - - - - - - - - - - - - - **DOLLARS**

cash in hand paid by Thomas J. Doyle and wife, Ann G. Doyle, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Crieve Hall Estates, Inc., a Tennessee corporation, has

bargained and sold, and by these presents does **transfer and convey unto the said** Thomas J. Doyle and wife, Ann G. Doyle,

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. 145 on the Map of a Revision of a part of Section One Revised, Crieve Hall Estates, as of record in Book 2083, page 27, Register's Office for said County, and described as follows:

Beginning at a point in the easterly margin of Atwood Drive at the common corner of Lots Nos. 144 and 145; thence with the line between said lots eastwardly 360.2 feet to the westerly boundary line of the Tennessee Property Co.; thence with said line south 16° 10' east 40 feet to the corner of Lots 145 and 146 on said plan; thence with the line between said lots westerly 359.2 feet to a point in the easterly margin of Stillwood Drive; thence with the margin of same around a slight curve northwesterly 67.11 feet to a concrete monument at the beginning of a curve at the entrance of Atwood Drive; thence around said curve northwardly 33.86 feet to another concrete monument set in the easterly margin of Atwood Drive; thence with the margin of the same northwardly around a slight curve 85 feet to the point of beginning.

Being part of the property conveyed to Crieve Hall Estates, Inc., by deed from Elvis Reid and wife, of record in Book 2200, page 371, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2046, page 88, said Register's Office, and the plan of record in Book 2083, page 27, which shows an Owner's Certificate, a 75-foot set-back line from Atwood Drive and a 60-foot set-back line from Stillwood Drive, a 10-foot easement along the rear of the lot and an easement 4x15 feet on the northerly margin of Stillwood Drive at the entrance to the intersection of Atwood Drive, for utilities.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas J. Doyle and wife, Ann G. Doyle, their **heirs and assigns, forever.**

And Crieve Hall Estates, Inc., does **covenant with the said** Thomas J. Doyle and wife, Ann G. Doyle, **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.**

And Crieve Hall Estates, Inc., does **further covenant and bind** itself, its successors **and representatives, to warrant and forever defend the title to the said land to the said** Thomas J. Doyle and wife, Ann G. Doyle, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Crieve Hall Estates, Inc., has caused this instrument to be executed by its duly authorized officers on this the first day of December, 1953.

ATTEST: CRIEVE HALL ESTATES, INC.

By: [signature] Secretary By: [signature] President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ______, **a Notary Public in and for said County and State, the within named** ______

the bargainor ___, **with whom I am personally acquainted, and who acknowledged that** ______ **executed the within instrument for the purposes therein contained. Witness my hand and official seal at** ______, **Tennessee, this** ___ **day of** ______, **19** ___.

Commission expires ______ ______ **Notary Public**

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