K 2245

WARRANTY DEED

FROM
C. J. Sain et ux.

TO
Will T. Harper et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
JAN 18 day 1954
at 3:40 o'clock P.M.
Noted in Book 21 Page 406
Recorded in Book 2200
Recording Fee $
JAMES P. MUSE, Register
By

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
Form 103

1760

S- 128524

WARRANTY DEED

For and in Consideration of the sum of

Ten and no/100 - - - - - - - -($10.00) - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Will T. Harper and wife, Helen L. Harper and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, C. J. Sain and wife, Celestine F. Sain

have bargained and sold, and by these presents do transfer and convey unto the said

Will T. Harper and wife, Helen L. Harper, 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 on the plan of Lakeland, as of record in book 2133, page 15, Register's Office for said County, described as follows:
Beginning on the northerly margin of Lakeland Drive, at the corner of lots Nos. 6 and 7; thence with said Drive, eastwardly 102.7 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots, northwardly 186 feet to the southwest corner of lot No. 9; thence with the southwesterly line of said lot No. 9, northwestwardly 73 feet; thence westwardly 110.3 feet to the corner of lots Nos. 6 and 7; thence with the line between said two lots, southwardly 211 feet to the beginning.
Being part of the property conveyed to Tom F. Jones and C. J. Sain by deed from Roy A. Jordan and wife, of record in book 2095, page 316, said Register's Office, the said Tom F. Jones having subsequently conveyed his interest in said lot to the said C. J. Sain by deed of record in book 2134, page 629, said Register's Office.

This conveyance is made subject to easement granted Southern Bell Telephone and Telegraph Company recorded in book 1060, page 261; easement for electric power transmission lines 150 feet in width with full rights of ingress and egress and other rights as set out in grant recorded in book 1303, page 23; utility easements, 50-foot building setback line and conditions of owners certificate as shown on plan in book 2133, page 15; and restrictive covenants contained in an instrument recorded in book 2138, page 65, Register's Office for said County.

G 333