K 2246

H:s 1-27-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE ($5.00) DOLLARS cash in hand and other valuable considerations paid by Leston Huntley and wife, Natalie J. Huntley, the receipt of which is hereby acknowledged, we, Spencer J. Warwick and wife, Mary T. Warwick have bargained and sold, and by these presents do transfer and convey unto the said Leston Huntley and wife, Natalie J. Huntley, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being lot No. 43 on the plan of Longview Manor, Sections 1 and 2, as of record in book 1424, page 127, Register's Office for said County.
>
> Said lot No. 43 fronts 117 feet on the easterly side of Crestridge Drive and runs back 161.8 feet on the northerly line and 160.8 feet on the southerly line to a dead line, measuring 128 feet thereon.
>
> Being the same property conveyed to Spencer J. Warwick and wife, Mary T. Warwick, by deed from American Homes, Inc., of record in book 1912, page 15, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Leston Huntley and wife, Natalie J. Huntley, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Leston Huntley and wife, Natalie J. Huntley that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except: All taxes for 1954 which have been assumed by the Grantees; utility easement and conditions of owners certificate, as shown on plan in book 1424, page 127, Register's Office for Davidson County, Tennessee; restrictive covenant contained in deed from Third National Bank in Nashville, Trustee, to Marvin K. Parry, dated August 23, 1949, filed August 24, 1949, and recorded in book 1734, page 140, Register's Office for Davidson County, Tennessee; covenants and restrictions contained in deed from Commerce Union Bank, Trustee, to Homesites, Inc., dated October 7, 1949, filed October 7, 1949, and recorded in book 1760, page 25, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Homesites, Inc., dated December 13, 1949, filed December 14, 1949, and recorded in book 1781, page 520, Register's Office for Davidson County, Tennessee. Reference is made to all of the above and this conveyance is made subject thereto.

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