K 2272

H:s 3-23-54

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable considerations, cash in hand paid by Edwin F. Cady, Jr. and wife, Thelma L. Cady (hereinafter called Grantees), the receipt of which is hereby acknowledged, we, Jewel T. Ballard and wife, Jernice Ballard (hereinafter called Grantors) have bargained and sold, and by these presents do transfer and convey unto the said Edwin F. Cady, Jr. and wife, Thelma L. Cady, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

being lot No. 65 on the plan of Glencoe Acres, Section 1, as of record in book 1835, pages 137 and 138, Register's Office for said County, described as follows:

Beginning on the easterly margin of Woodland Road at the corner of lots Nos. 65 and 66; thence with the line between said two lots, eastwardly 125 feet; thence southwardly 205 feet to the northerly margin of Hinson Drive; thence with same, westwardly 83.5 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet northwestwardly 39.3 feet to the easterly margin of Woodland Road; thence with same, northwardly 137.5 feet to the beginning.

Being part of the property conveyed to Jewel T. Ballard and wife, Jernice Ballard, by deed from Southern Trust Company of Nashville, Inc., of record in book 2135, page 202, 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 Edwin F. Cady, Jr. and wife, Thelma L. Cady, their heirs and assigns, in fee simple, forever.

And we do covenant with the said Edwin F. Cady, Jr. and wife, Thelma L. Cady, 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 have been pro-rated and the entire amount assumed by the Grantees; utility easement as shown on plan in book 1835, pages 137 and 138, Register's Office for Davidson County, Tennessee; restrictive covenant contained in an instrument executed by Clark Gower and wife, Leona Sanders Gower, dated February 2, 1950, filed February 14, 1950, and recorded in book 1788, page 495, Register's Office for Davidson County, Tennessee; restrictive covenants contained in an instrument executed by Southern Trust Company of Nashville, dated July 18, 1952, filed July 21, 1952, and recorded in book 2028, page 534, as amended by

G 625