BK 2278

WARRANTY DEED

FROM

Amelia S. Webb and husband, M. S. Webb

TO

Frank G. Witherspoon and wife, Loise C. Witherspoon

19021



WARRANTY DEED

For and in Consideration of the sum of ---$26,250.00---
Twenty Six Thousand Two Hundred Fifty and No/100 DOLLARS

Cash in hand paid by Frank G. Witherspoon and wife, Loise C. Witherspoon, receipt of which is hereby acknowledged

We, Amelia S. Webb and husband, M. S. Webb

have bargained and sold, and by these presents do transfer and convey unto the said Frank G. Witherspoon and wife, Loise C. Witherspoon, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 1 and 2 on the Plan of Bransford Realty Company's Forrest Hill Subdivision, of record in Book 547, page 140, Register's Office for said County, and described according to a survey prepared by T. R. Sanford, Surveyor, on April 22, 1954; as follows:

Beginning at a corner post in the westerly margin of Hillsboro Pike at the common corner of Lots 2 and 3 on said subdivision; thence with a fence along the common boundary line between lots Nos. 2 and 3 north 50° 21' west 760 feet to an iron pin; thence south 38° 33' west 310.9 feet to an iron pin; thence south 53° 57' east 760 feet to iron pin in the westerly margin of Hillsboro Pike; thence northeasterly with the margin of said Pike 263.5 feet to the point of beginning.

Being part of the same property conveyed to Amelia S. Webb by deed from Bransford Realty Company, a Corporation, of record in Book 723, page 309 said Register's Office.

As a part of the consideration in the purchase of the property herein conveyed, the Grantors hereby restrict the use of their property located to the south of that herein conveyed, and immediately adjacent thereto, and being Lot B on an unrecorded Re-Subdivision of part of Lots Nos. 1 and 2 on the Plan of Bransford Realty Company's Forrest Hill Subdivision of record in Book 547, page 140; as follows:

1- Only one residence shall be erected on said Lot or parcel of ground.

2- The rear wall of any residence erected on said Lot shall set back a minimum distance of 396½ feet from the westerly margin of Hillsboro Road.

PG 22