K 2279

WARRANTY DEED

FROM O.F. Ramsey

20149 4th Ln

TO Mary M. Hollins et al.

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of 24 in
at 12:37 o'clock P.M. and duly recorded in book 2354 page 66
Fees
Register

E. T. HOLLINS, JR., Atty.
STAHLMAN BLDG.
NASHVILLE, TENNESSEE

Attorneys Title Company
Titles Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

FORM 88

WARRANTY DEED

For and in Consideration of the sum of TWENTY-FIVE THOUSAND($25,000.00) DOLLARS

cash in hand paid by Mary M. Hollins, Courtney Hollins and Elizabeth B. Hollins, the receipt of which is hereby acknowledged, we, O.F. Ramsey and wife, Margaret Ramsey have bargained and sold, and by these presents do transfer and convey unto the said Mary M. Hollins, Courtney Hollins and Elizabeth B. Hollins, as joint tenants and not as tenants in common, with a right of survivorship, and to the survivors and survivor of them, and to the heirs and assigns of such survivor forever, a certain tract or parcel of land and a certain easement for a sewer line to same in Davidson County, Tennessee, as follows:

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

~~heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:~~

Being lot No. 11-A on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, page 117, Register's Office for said County, described as follows:
Beginning on the northeasterly margin of Price Circle Road at the corner of Lots Nos. 11 and 11-A; thence with the line between said two lots northeastwardly 279 feet; thence north 2 deg. 28 min. east 110.7 feet; thence north 85 deg. 30 min. west 323 feet to the southeasterly margin of Vine Ridge Drive; thence with same, southwestwardly 37.31 feet to the beginning of a curve; thence around said curve with a radius of 23.91 feet southeastwardly 36.72 feet to the northeasterly margin of Price Circle Road; thence with same southeastwardly 181.22 feet to the beginning.
Being the same property conveyed to O.F. Ramsey by deed from H.G. Hill Realty Company, of record in Book 2143, page 507, said Register's Office.

The easement for a sewer line as set out in an instrument from John U. Wilson and wife, to Orion F. Ramsey, his successors and assigns, of record in book 2204, page 474, said Register's Office to which reference is here made for a particular description of same. The said Orion F. Ramsey being the same person as the said O.F. Ramsey.

This conveyance is made subject to the utility easements, building set back line and conditions of owners certificate as shown on plan in book 1835, page 117; and restrictive covenants contained in deed of record in book 2143, page 507, said Register's Office.

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