K 2281

WARRANTY DEED

FROM

Robert B. Ross, Jr. et ux.

TO

H. L. Pratt et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

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

FORM 103

For and in Consideration of the sum of ---------- DOLLARS

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

cash in hand paid by H. L. Pratt and wife, Lillian C. Pratt, the receipt of which is hereby acknowledged and for the remainder, the said H. L. Pratt and wife, Lillian C. Pratt assume and agree to pay the balance of an indebtedness secured by deed of trust executed by Robert B. Ross, Jr. and wife, Marian D. Ross to Ferriss C. Bailey, Trustee, dated December 12, 1952, filed December 17, 1952, and recorded in book 2159, page 361, Register's Office for Davidson County, Tennessee.



We, Robert B. Ross, Jr. and wife, Marian D. Ross have bargained and sold, and by these presents do transfer and convey unto the said H. L. Pratt and wife, Lillian C. Pratt, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 11th, formerly the 18th, Civil District of said County, being lot No. 17 of Section 2 on the plan of McGaughey Heights, as of record in book 1835, page 58, Register's Office for said County and a triangular reserved strip of land lying between said lot No. 17 and lot No. 32 on the Plan of McGaughey Heights, Section 3, as of record in book 1835, page 120, said Register's Office, described together as follows:
Beginning on the southerly margin of Richmond Drive at the corner of lots Nos. 17 and 18; thence with the line between said two lots southwardly 147.8 feet; thence south 51° 01' east 16 feet to the northeast corner of said lot No. 32; thence with the northern boundary line of said lot No. 32, westwardly 153.6 feet to a point on the easterly margin of a 2 foot reserved strip shown on the plan of King's Subdivision, Section 1, as of record in book 1130, page 94, said Register's Office, the said easterly margin of said 2 foot strip being the easterly margin of Hedgewood Drive as shown on the plan of McGaughey Heights, Section 2, as of record in book 1835, page 58, said Register's Office, and Section 3, of record in book 1835, page 120, said Register's Office; thence with the easterly margin of said 2 foot reserved strip or Hedgewood Drive north 9° 08' west 150 feet to the beginning of a curve; thence around said curve in a northeasterly direction 33.19 feet to the southerly margin of said Richmond Drive; thence with the southerly margin of said Richmond Drive, eastwardly 161.85 feet to the beginning.
Being the same property conveyed to Robert B. Ross, Jr. and wife, Marian D. Ross by deed from Sweeney Clark Realty Company, et al, of record in book 2104, page 42, Register's Office for said County.

This conveyance is made subject to utility easements, 75-foot building setback line from Richmond Drive and 50-foot building setback line from Hedgewood Drive and conditions of owners certificate as shown on plan in book 1835, page 58; restrictive covenants contained in an instrument recorded in book 1972, page 580,

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