K 2299

WARRANTY DEED

FROM C. J. Sain et al.

TO Bud W. Chamberlain et ux.

32741

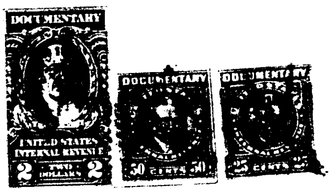
FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 27th day SEP 1968
at 2:20 o'clock P.M. and recorded in Book 3579 page 289
Register

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 Ten and no/100 ($10.00) DOLLARS

cash in hand paid by Bud W. Chamberlain and wife, Louise M. Chamberlain and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.



We, C. J. Sain and wife, Celestine F. Sain and Tom F. Jones and wife, Ruth Jones have bargained and sold, and by these presents do transfer and convey unto the said Bud W. Chamberlain and wife, Louise M. Chamberlain, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 19 on the Plan of Donelson Meadows, Section 2, as of record in book 2133, pages 100 and 101, Register's Office for said County, described as follows: Beginning on the northeasterly margin of Dellrose Avenue at the corner of lots Nos. 19 and 21; thence with said Avenue southeastwardly 178.64 feet to the beginning of a curve; thence around said curve with a radius of 20.47 feet, northeastwardly 31.93 feet to the westerly margin of Cottage Lane; thence with said Lane northwardly 149.4 feet to the corner of lots Nos. 19 and 20; thence with the line between said two lots westwardly 100.8 feet to the common corner of lots Nos. 19, 20 and 21; thence with the line between lots Nos. 19 and 21 southwestwardly 144 feet to the beginning.
Being part of the property conveyed to C. J. Sain by deed from Herbert N. Jordan, Trustee, et al, of record in book 2284, page 129, said Register's Office.

This conveyance is made subject to easement for the purpose of maintaining pipe lines running to the spring on the Greer tract recorded in book 1129, page 39, which applies to south part of premises; easement for public utility purposes, 50-foot building setback line and conditions of owners certificate, as shown on plan in book 1835, page 35, which applies to northerly part of premises; easement for public utility purposes along the northerly line of premises, 30-foot building setback line from Cottage Lane, 50-foot building setback line from Dellrose Avenue, and conditions of owners certificate, as shown on plan in book 2133, pages 100 and 101; restrictive covenants contained in an instrument recorded in book 1847, page 469, which applies to northerly part of premises; and restrictive covenants contained in an instrument recorded in book 2283, page 361, said Register's Office.

Tom F. Jones and wife, Ruth Jones join in this conveyance in order to convey all

G 339