K 2340

For and in consideration of the sum of $ 10.00
TEN AND NO ONE HUNDREDS ---------- DOLLARS

And other good and valuable considerations paid by the Grantors herein the receipt of which is hereby acknowledged, We, Robert H. Rollins, Sr. and wife, Frances P. Rollins

have bargained and sold, and by these presents do transfer and convey unto the said Alexander C. Brown and wife, Carrie A. Brown

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 3rd Civil District of Davidson County, Tennessee, being designated as Tract No. 1 on a Subdivision Plan of the Robert H. Rollins, Sr. Property, as surveyed December 11, 1954, by Robert H. Meade, surveyor, and described as follows:

Beginning at a point on the southerly margin of Elm Hill Pike, north 88 degrees 00' west 100.6 feet from the westerly margin of a 15-foot private driveway shown on said survey, being a corner of Tracts 1 and 2; thence with the line between Tracts 1 and 2, south 2 degrees 1' west 560 feet to an iron pin; thence north 88 degrees 00' west 165 feet to an iron pin in a fence line; thence with said fence line, and with the east line of the Harris property, north 2 degrees 01' east 560 feet to a point on the southerly margin of Elm Hill Pike; thence with the said Elm Hill Pike, south 88 degrees 00' east 165 feet to the beginning.

Being part of the property conveyed to us by deed from Minnie Brown Jones, et al, of record in Book [illegible], Page 484, Register's Office for said County.

A minimum setback on building of [illegible] feet from the [illegible] right of way of Elm Hill Road shall be maintained, and residence shall not be erected [illegible] cost [illegible] less square feet of floor space exclusive of porches, garages. These restrictions are to be [illegible] in [illegible] part [illegible] of Tract 2.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Alexander C. Brown and wife, Carrie A. Brown their heirs and assigns, forever.

And we do covenant with the said Alexander C. Brown and wife, Carrie A. Brown 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.

And we, Robert H. Rollins and wife, Frances P. Rollins do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Alexander C. Brown and wife, Carrie A. Brown their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hand this 27th day of December, 1954.

Robert H. Rollins Sr.
Frances P. Rollins

STATE OF TENNESSEE
Davidson County

Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named Robert H. Rollins, Sr. and wife, Frances P. Rollins, the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of December, 1954.

Commission expires October 17, 1957

Wm. P. Freeman
Notary Public

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WARRANTY DEED

44659

FROM
Robert H. Rollins, Sr., et ux

TO
Alexander C. Brown, et ux

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 31 day of Jan 1955 at 9:15 o'clock A.M.
Noted in Book [illegible] Page [illegible]
Recording Fee $2.00
James P. Hilton, Register
By [illegible] D.C.

REGISTER'S OFFICE

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

ALL FORMS OF INSURANCE
HARVEY FREEMAN & SONS
PHONE 628
DONELSON TENN

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