K 2345

WARRANTY DEED Form 1401 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
- - - - - - - Ten and No/100 - - - - - - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by Glen Nelson, Jr. and wife, Hermoine C. Nelson, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Logan Eisele, Jr. and wife, Helyne B. Eisele
have bargained and sold, and by these presents do transfer and convey unto the said
- - - - - Glen Nelson, Jr. and wife, Hermoine C. Nelson, 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. 12 on the Plan of West Meade Farms, Inc., Section 1, as of record in book 1424, page 47, Register's Office for said County, described as follows:
Beginning on the southerly margin of Jocelyn Hollow Road at the corner of lots Nos. 12 and 25; thence with said Road eastwardly 325.2 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet southeastwardly 40 feet to the westerly margin of Brook Hollow Road; thence with said Road, passing concrete monuments at 108 feet, 308.4 feet and at 419.1 feet, in all 531.1 feet to the corner of lots Nos. 12 and 13; thence with the line between said two lots westwardly 382.4 feet to the corner of lots Nos. 12 and 25; thence with the line between said two lots northwardly 406.6 feet to the beginning.
Being the same property conveyed to Logan Eisele, Jr. by deed from West Meade Farms, Inc., of record in book 1851, page 81, said Register's Office.
This conveyance is made subject to the following:
Utility easement, 100 foot building setback line from Jocelyn Hollow Road, 50 foot building setback line from Brook Hollow Road and conditions of owners certificate, as shown on plan in book 1424, page 47, RODC, Tenn. the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.
Restrictive covenants contained in an instrument executed by West Meade Farms, Inc., dated November 25, 1946, filed December 2, 1946, and recorded in book 1427, page 19, RODC, Tenn

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Glen Nelson, Jr. and wife, Hermoine C. Nelson, their
heirs and assigns, forever.

And we do covenant with the said Glen Nelson, Jr. and wife, Hermoine C. Nelson
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, except 1955 taxes which the grantees assume & agree to pay, same having been prorated as of March 8, 1955.
And We, Logan Eisele, Jr. and wife, Helyne B. Eisele
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Glen Nelson, Jr. and wife, Hermoine C. Nelson,
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 8 day of March 19 55.

Logan Eisele, Jr.
Helyne B. Eisele

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named Logan Eisele, Jr. and Helyne B. Eisele
the bargainor s, 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 8 day of March, 19 55.

Commission expires 7-22-58

Frankie Wilkes
Notary Public

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