K 2393

WARRANTY DEED

FROM

John L. Mills et ux

TO

George W. Root et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of MAR A.D. 1955 at 2:38 o'clock P.M.
Noted in Book ... Page ...
Recorded in Book ... Page ...
Recording Fee $ ...

Guaranty Title Company

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

FORM 103

**WARRANTY DEED**

For and in Consideration of the sum of Three Thousand Eight Hundred Fifty and no/100 - ($3, 850.00) - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - DOLLARS

cash paid by George W. Root and wife, Shirley Root, the receipt of which is hereby acknowledged.

We, John L. Mills and wife, Vora Mills, have bargained and sold, and by these presents do transfer and convey unto the said George W. Root and wife, Shirley Root, 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 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being the easterly half of lot No. 13 on the Plan of the Subdivision of the Baxter 110 acre tract of land east of Franklin Road, not of record, being lot "K" on a survey made by Z. J. Wilkinson, Surveyor, July 20, 1954, as follows: Beginning in the center of Baxter Lane at the northeast corner of the property conveyed to John W. Gonce and wife, by deed from John L. Mills and wife, of record in book 2204, page 138, Register's office for said County, being the corner of lots "J" and "K"; thence with the line between said two lots southwardly 488.8 feet to a point in the northerly line of lot No. 20; thence with the line between said lots Nos. 13 and 20 eastwardly 222.8 feet to the southwest corner of lot No. 14; thence with the line between said lots Nos. 13 and 14 northwardly 488.8 feet to the center of said Baxter Lane; thence with the center of same westwardly 222.8 feet to the beginning.
Being part of the property conveyed to John L. Mills by deed from C. W. Russell and wife, of record in book 1157, page 599, said Register's Office.

Said Property is subject to the following restrictions:

No residence shall be built on the herein described property with less than 1400 square feet, exclusive of garage, carport, porches or breezeways. This restriction shall run for 20 years, from and after August 9, 1954.

An easement for public utility purposes is hereby created and established along the dividing line between lots "J" and "K" as shown on said survey, 5 feet in width on either side of said line and extending from the center of Baxter Lane to the rear line of said lots, and shall be a perpetual easement running with the title to said lots.

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