K 2398

WARRANTY DEED

FROM

Felix F. Walker et ux

55817

TO

Charles Sanders et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 MAY 1955
at 2:01 o'clock
Noted in Book 24 Page 11
Recorded in Book ___ Page ___
Recording Fee $2.00
P. WILSON, Register

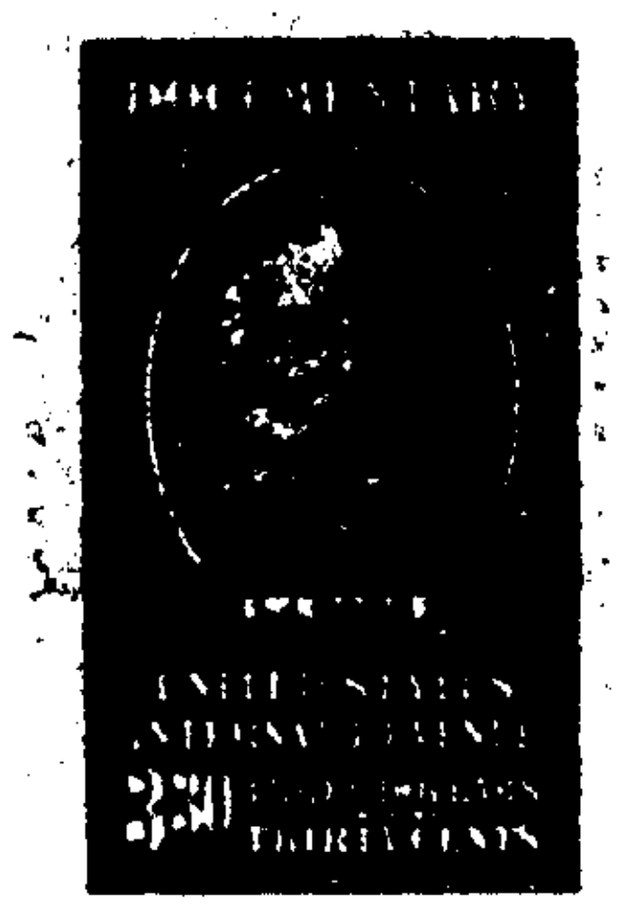
Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Form 102

WARRANTY DEED

For and in Consideration of the sum of Two Thousand Nine Hundred Fifty and no/100 - - ($2,950.00) - DOLLARS

cash paid by Charles Sanders and wife, Beatrice H. Sanders, the receipt of which is hereby acknowledged.



We, Felix F. Walker and wife, Betty Jo Walker

have bargained and sold, and by these presents do transfer and convey unto the said Charles Sanders and wife, Beatrice H. Sanders, 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. 150 on the Plan of Glencliff Estates, Section 3, as of record in book 1424, page 1, Register's Office for said County, described as follows: Beginning on the easterly margin of Lawndale Drive at the corner of lots Nos. 149 and 150; thence with the line between said two lots eastwardly 266 feet to the corner of lots Nos. 149, 150, and 151; thence with the line between lots Nos. 150 and 151 northwardly 281.9 feet to the southerly margin of Bowwood Drive; thence with same westwardly 175 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 37.16 feet to the easterly margin of Lawndale Drive; thence with same southwardly 171.6 feet to the beginning. Being the same property conveyed to Felix F. Walker and wife, Betty Jo Walker by deed from H. W. Lehning and wife, of record in book 1977, page 288, said Register's Office.

This conveyance is made subject to easement for public utility purposes and building setback lines, as shown on plan in Book 1424, page 1, Register's Office for said County, and restrictive covenants contained in an instrument executed by Glencliff Estates, Inc., dated September 5, 1945, filed September 6, 1945, and recorded in Book 1300, page 290, placed upon premises by instrument dated November 9, 1946, filed November 14, 1946, and recorded in Book 1361, page 432, as modified by an instrument dated October 6, 1949, filed October 8, 1949, and recorded in Book 1760, page 101, Register's Office for Davidson County, Tennessee.

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