BK 2435

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WARRANTY DEED

FROM

R. L. McCracken et ux

TO

Marion L. Smith

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of JUN. A.D. 1955
at 11:27 o'clock A M
Noted in Book 94 Page 177
Recorded in Book ____ Page ____
Recording Fee ____ $2.50
JAMES P. WILSON, Register
By T. B. Wilson Dpt. Reg.

Guaran[redacted]

Kansas C[redacted]

WARRANTY DEED

For and in Consideration of the sum of Five Thousand Five Hundred ($5,500.00) and no/100 - DOLLARS

paid and to be paid by Marion L. Smith, as follows:

$2,560.00 paid in cash, the receipt of which is hereby acknowledged, and for the remainder the said Marion L. Smith assumes and agrees to pay the balance of $2,800.00, plus interest at the rate of 5% per annum, making an aggregate of $2,940.00, of an original indebtedness of $3,500.00, secured by vendor's lien retained in deed from H. G. Hill Realty Company to R. L. McCracken and wife, dated June 22, 1953, filed July 22, 1953, and recorded in book 2153, page 555, Register's Office for Davidson County, Tennessee.

We, R. L. McCracken and wife, Billye N. McCracken have bargained and sold, and by these presents do transfer and convey unto the said Marion L. Smith, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 45 on the Plan of Hillwood Estates, Section 5, as of record in book 2133, page 55, and the northerly 18.9 feet front and northerly 19.7 feet rear of lot No. 119 on the Plan of Hillwood Estates, Section 7, as of record in book 2133, page 90, Register's Office for said County, described together as follows: Beginning on the southwesterly margin of West Hillwood Drive at the corner of lots Nos. 44 and 45; thence with the line between said two lots southwestwardly 243.7 feet to a concrete monument at the northeast corner of lot No. 119; thence south 17° 48' east 19.7 feet; thence westwardly 200 feet, more or less, to the easterly margin of Hickory Valley Road, formerly West Hillwood Drive, said point being 205 feet north of the corner of lots Nos. 118 and 119; thence with the easterly margin of said Hickory Valley Road northwardly 18.9 feet to a concrete monument at the common corner of lots Nos. 45 and 119; thence continuing with the easterly margin of said Hickory Valley Road northwardly 272.27 feet to the beginning of a curve; thence around said curve with a radius of 35 feet northeastwardly 60.68 feet to the southwesterly margin of said West Hillwood Drive; thence with same south 73° east 150.6 feet to a concrete monument at the beginning of a slight curve; thence around said curve with a radius of 262.90 feet in a southeasterly direction 172.83 feet to a concrete monument; and continuing with the southwesterly margin of said West Hillwood Drive south 35° 20' east 45 feet to the beginning. Being the same property conveyed to R. L. McCracken and wife, Billye N. McCracken by deeds from H. G. Hill Realty Company, of record in book 2153, page 555, and book 2281, page 4, said Register's Office.

This conveyance is made subject to ten-foot easements for public utility purposes along southerly line of lot No. 45 and along northerly line of lot No. 119, 100-foot building setback line from Hickory Valley Road and 80-foot building setback line from West Hillwood Drive, and conditions of owners certificate, as shown

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