68770 / WARRANTY DEED FROM James E. Wheeler et ux TO Jean S. Hornal

STATE OF TENNESSEE, DAVIDSON COUNTY, REGISTER'S OFFICE

[redacted]

Guaranty Title Company
A division of Kansas City Title Insurance Company
American Trust Building
3 W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Seven Thousand Nine Hundred Fifty ($7,950.00) and no/100 - DOLLARS

Cash, paid by Jean S. Hornal, the receipt of which is hereby acknowledged.

We, James E. Wheeler and wife, Nida Wheeler

have bargained and sold, and by these presents do transfer and convey unto the said Jean S. Hornal, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being the westerly 50 feet of the easterly 540 feet of the northerly 160 feet of lot Nos. 23 and 24 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First addition, as of record in book 421, page 18, Register's Office for said County.
According to a survey made by S. R. Sanford, Jr. Surveyor, June 29, 1946, said part of lots Nos. 23 and 24 fronts 50 feet on the southerly side of Idaho, formerly 5th, Avenue, and runs back between parallel lines, parallel with and 490 feet west of the westerly margin of 51st Avenue North, 160 feet to a dead line.
Being the same property conveyed to James E. Wheeler and wife, Nida Wheeler, by deed from James V. Kestner and wife, of record in book 1816, page 221, said Register's Office.

This conveyance is made subject to easement for a sanitary sewer across the southerly part of premises, as set out in grant to the City of Nashville, by J. E. Wheeler, and wife, dated June 1, 1953, filed June 16, 1953, and recorded in book 2149, page 492, Register's Office for said County, and restrictive covenants contained in deed from Webb J. Stephens to Dan B. Yearwood, dated April 4, 1946, filed April 11, 1946, and recorded in book 1383, page 98, Register's Office for said County.