K 2448

70415

WARRANTY DEED

FROM

Richmond Homes, Inc.

TO

James E. Hoover, Jr., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day
of SEP A.D. 1955
at 2:45 o'clock P.M.
Noted in Book 84 Page 226
Recorded in Book ____ Page ____
Recording fee $2.00
JAMES P. WILSON, Register
By Mc Grady
Dpty. Reg.

Guaranty Title Company
A DIVISION OF
Kansas City Title
American T
W. Cor. T
NASHVILLE





FORM 103

WARRANTY DEED

For and in Consideration of the sum of

Two Thousand Two Hundred Fifty and no/100 (2,250.00) DOLLARS

cash in hand paid, receipt of which is hereby acknowledged.

Richmond Homes, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville,

~~has~~

~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said

James E. Hoover, Jr. and wife, Elvadia T. Hoover, 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 12th, formerly the 17th, Civil District of said County and State, being lot No. 9 on the Plan of Hillhurst Acres, Section 1, as of record in book 2331, pages 50 and 51, Register's Office for said County, described as follows:

Beginning at a point on the easterly margin of Rich Acres Drive at the intersection of said Drive and the northern boundary line of the property owned by Maud Robinson; thence with said Drive, northwardly 175.85 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, northeastwardly 39.27 feet to the southerly margin of Stanwyck Drive, thence with said Drive, eastwardly 206.9 feet; thence south 4° 58' west 210 feet to the northern boundary line of said Robinson property; thence with said line, north 83° 14' west 231.5 feet to the beginning.

Being part of the property conveyed to Richmond Homes, Inc. by deed from C. M. Richmond and wife, of record in book 2438, page 241, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the southerly and easterly lines of premises, 75-foot building setback line from Rich Acres Drive, 40-foot building setback line from Stanwyck Drive and conditions of owners certificate, as shown on plan in book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to a frontage less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property. And restrictive covenants contained in instruments executed by Richmond Homes, Inc., one acknowledged July 27, 1955, filed August 4, 1955, and recorded in book 2444, page 32, and the other dated August 15, 1955, filed August 17, 1955, and recorded in book 2446, page 47, Register's Office for Davidson County, Tennessee.

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