K 2491

WARRANTY DEED

FROM

H. G. Hill Realty Company

86355

TO

John M. Harwood, Jr., et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of FEB A.D. 1956 at 11:00 o'clock A.M.
Noted in Book 2491 Page 129
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
Dpt. Reg.

Guaranty Title Co
A DIVISION OF
Kansas City Title Insurance
American Trust Buil
S.W. Cor. Third & Unio

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2.20 TWO DOLLARS TWENTY CENTS

WARRANTY DEED

For and in Consideration of the sum of Four Thousand Two Hundred Fifty ($4,250.00) and no/100 - DOLLARS Cash, paid by John M. Harwood, Jr. and wife, Bettie Rice Harwood, the receipt of which is hereby acknowledged.

H. G. Hill Realty Company, a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has ---------- have bargained and sold, and by these presents do transfer and convey unto the said John M. Harwood, Jr. and wife, Bettie Rice Harwood, 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. 244 on the Plan of Hillwood Estates, Section 10, as of record in Book 2331, pages 95 and 96, Register's Office for said County, described as follows: Beginning on the southerly margin of Starlit Road at the corner of lots Nos. 243 and 244; thence with the line between said two lots southwardly 203.1 feet; thence south 73° 50' east 68.9 feet to a concrete monument; thence south 33° 37' east 85.6 feet to the corner of lots Nos. 244 and 246; thence with the line between said two lots eastwardly 125 feet to the corner of lots Nos. 244 and 245; thence with the line between said two lots northwardly 211.4 feet to the southerly margin of said Starlit Road; thence with same westwardly 158.56 feet to the beginning.
Being part of the property conveyed to H. G. Hill Realty Company by deed from Leslie Marshall, Clerk and Master of Marshall County, Tennessee, of record in book 2096, page 629, said Register's Office, and part of the property conveyed to H. G. Hill Realty Company by deed from Siegrist Brothers Dairy, a partnership composed of J. C. Siegrist et al, of record in book 2483, page 614, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along rear line of premises; anchor easements in northwest and northeast corners; 100-foot building setback line from Starlit Road, and conditions of owners certificate as shown on plan of record in book 2331, pages 95 and 96, said Register's Office.

It is understood and agreed that the grantee shall consult with Davidson County Highway Department before the installation of any driveway, culvert, or other structure within the dedicated roadway, and such placement or construction shall be done in accordance with the rules and regulations of said Highway Department.

G 316