23

WARRANTY DEED

FROM

E. R. Derryberry et ux

88124

TO

Willis M. Farris et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day
of FEB A.D. 1956
at 11:00 o'clock A M.
Noted in Book ____ Page ____
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES P. WILSON, Register
By ____ Dep. Reg.

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

For and in Consideration of the sum of Ten ($10.00) and no/100 -- DOLLARS

Cash, paid by Willis M. Farris and wife, Mary H. Farris, and other valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, E. R. Derryberry and wife, Nancy W. Derryberry

------------------------ have bargained and sold, and by these presents do transfer and convey unto the said Willis M. Farris and wife, Mary H. Farris, 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. 8 of Block "B" on the Revised Plan of Lealand Manor, not of record, described according to a survey made by Lewis D. Justice, Surveyor, October 10, 1945, as follows:
Beginning on the westerly margin of Sewanee Road at the northeast corner of the property conveyed to W. B. Overton and wife, by deed from Laura Lee Robertson, of record in book 1334, page 316, Register's Office for said County, being the corner of lots Nos. 8 and 9; thence with the line between said two lots, westwardly 616 feet to the easterly line of lot No. 11; thence with the easterly line of lots Nos. 11 and 5, northwardly 203.3 feet to the corner of Lots Nos. 6 and 8; thence with the southerly line of lots Nos. 6 and 7, eastwardly 616.1 feet to the westerly margin of Sewanee Road; thence with same, southwardly 250 feet to the beginning.
Being the same property conveyed to E. R. Derryberry and wife, Nancy W. Derryberry, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in book 1909, page 50, Register's Office for said County.

This conveyance is made subject to the following:
Easement for public utilities and 100-foot building setback line as shown on survey made by Lewis D. Justice, Surveyor, October 10, 1945.

Restrictive covenants contained in an instrument executed by Laura Lea Robertson, of record in book 1081, page 643, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in deed from F. N. McNeill, Jr., Executor and Trustee to E. R. Derryberry and wife, Nancy W. Derryberry, of record in book 1909, page 50, Register's Office for Davidson County, Tennessee.

I, F. N. McNeil, Jr., Executor and Trustee under the will of Laura Lea Robertson, deceased, join in this conveyance for the purpose of giving my written consent for this conveyance but in so doing I reserve the right to pass upon the purchaser or to exercise my option in the event Willis M. Farris and wife, Mary H. Farris ever desire to sell the herein described property.

This conveyance is also made subject to agreement as set out in deed from F. N. McNeill, Jr., Executor and Trustee, to E. R. Derryberry and wife, Nancy W. Derryberry of record in book 1909, page 50, Register's Office for Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willis M. Farris and wife, Mary H. Farris, their

------------------------ heirs and assigns, forever.

And we do covenant with the said Willis M. Farris and wife, Mary H. Farris

that we are lawfully seized and possessed of said land in