BK 2635

Jam Property Co
Deed
Paul D Templeton
Lot

FOR AND IN CONSIDERATION of the sum of Five hundred ten dollars ($510.00), cash in hand paid, receipt whereof is hereby acknowledged, The Tennessee Property Company, a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto Paul D. Templeton and wife, Frances S. Templeton, their heirs and assigns, that portion of lot No.18 of the Plan of Woodycrest, Section One, as of record in Plat Book 1835, page 25, of the Register's Office of Davidson County,Tennessee, more particularly described as follows:



Beginning at the corner of lots 18 and 19 of said Plan, in the northerly line of Hutton Drive; thence north 29° 11' west along the boundary between said lots 18 and 19, a distance of 73 feet to a point 50 feet distant southwardly from the centerline of The Nashville,Chattanooga & St.Louis Railway's Radnor Yard outbound connecting track if measured on a line at right angles thereto; thence north 79° 53' west along a line south of, parallel with and 50 feet distant from said centerline of track, a distance of 128.4 feet to a point in the boundary between lots 17 and 18 of said plan; thence south 35° 26' east along said boundary between lots 17 and 18, a distance of 164.3 feet to a point in the northerly line of Hutton Drive; thence in an easterly direction along said line of Hutton Drive, a distance of 82 feet to the point of beginning, being a part of the same property conveyed to The Tennessee Property Company by Delter R. Justice by deed dated June 27,1951, recorded in Book 212, page 417,Register's office of Davidson County,Tennessee.

This conveyance is made subject to the zoning regulations of Davidson County,Tennessee, the right to trim and cut trees granted Southern Bell Telephone & Telegraph Company, of record in Book 1065, page 230, utility easement, 30 foot building set back line shown on said plan in Plat Book 1835, page 25, and restrictive covenant recorded in Book 1787, page 33 and restrictive covenants contained in Book 1907, page 2 of the Register's Office of said County and State.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Paul D. Templeton and wife, Frances S.Templeton, their heirs and assigns, forever. And The Tennessee Property Company does covenant with the said Paul D.Templeton and wife, Frances S. Templeton that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unincumbered. And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Paul D. Templeton and wife, Frances S. Templeton, their heirs and assigns, against the lawful claims of all persons whomsoever.

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