K 2641

2/27/57

WARRANTY DEED

FROM

H.G.Hill Realty Company

3348l

TO

William B. Harwell, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of MAR A.D. 1957
at 2:32 o'clock P M.
Noted in Book 87 Page 612
Recorded in Book ____ Page ____
Recording Fee $2.50
JAMES P. WILSON, Register
By D. Nunley
Dpt. Reg.

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
3 cents

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UNITED STATES INTERNAL REVENUE
3 cents

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

WARRANTY DEED

For and in Consideration of the sum of.....

Six Thousand ($6,000.00) and No/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash, paid by William B. Harwell and wife, Betty Wright Harwell, 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,

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

William B. Harwell and wife, Betty Wright Harwell, 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. 280 on the Plan of Hillwood Estates, Section II, not of record, described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, February 25, 1957, as follows:-

Beginning on the southwesterly margin of Hillwood Drive at a point 175 feet northwest from the northeast corner of Lot No. 65 on the Plan of Hillwood Estates, Section 6, as of record in Book 2133, page 96, Register's Office for said County, being the corner of Lots 279 and 280; thence with the line between said two lots southwestwardly 300 feet; thence northwestwardly 181 feet to a concrete monument; thence North 54° 46' East 280 feet to the southwesterly margin of Hillwood Drive; thence with same, southeastwardly 180 feet to the beginning.

Being part of the real property conveyed to H. G. Hill Realty Company by deed from H. G. Hill and wife, dated December 28, 1926, filed December 28, 1926, and recorded in Book 731, page 542, 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.

Said lot, the subject hereof, contains a restriction requiring the observation of a 100 foot building setback line from Hillwood Drive, and a 50 foot rear setback line, which is understood and agreed to by all parties hereto.

This conveyance is made subject to 10-foot utility easement along rear line of premises as shown on plan of Hillwood Estates, Section II, not of record, and the following restrictions:-

PG 6