39542

WARRANTY DEED

FROM

LLOYD STEVERSON, ET UX

TO

DALE T. COOPER, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 17 day
of MAY A.D. 1957
at 12:11 o'clock P M.
Noted in Book 8 Page 36
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

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 Ten and No/100ths - - - - - - - - - - - - - -
($10.00) - DOLLARS
cash in hand paid by DALE T. COOPER and wife, WILMA LEIGH COOPER, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, LLOYD STEVERSON and wife, FRANCES H. STEVERSON,

have bargained and sold, and by these presents do transfer and convey unto the said DALE T. COOPER and wife, WILMA LEIGH COOPER, 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 11th Civil District of said County and State, being the southerly 25 feet of lot 18, all of lot No. 19, and the northerly 25.28 feet front and 25.82 feet rear of lot No. 20 on the Plan of Porter Heights, Part 4, as of record in book 1424, page 103, Register's Office for said County.
Said part of lots Nos. 18 and 20, and all of lot No. 19 front together 120.28 feet on the westerly side of Preston Drive and extend back between lines 200 feet to a dead line, measuring 120.82 feet thereon.
Said part of lot No. 18 being the same real property conveyed to Lloyd Steverson and wife, Frances H. Steverson, by deed from John L. Porter and wife, dated June 13, 1955, filed June 29, 1955, and recorded in book 2438, page 429; said part of lot No. 20 and all of lot No. 19 being the same real property conveyed to Lloyd Steverson and wife, Frances Steverson, by deed from Odell McLeod and wife, Myrtle A. McLeod, dated May 12, 1955, filed May 16, 1955, and recorded in book 2399, page 261, said Register's Office.

The above described property is conveyed subject to 10-foot easement for public utilities along the westerly line of premises, 60-foot building setback line from Preston Drive and conditions of owners certificate, as shown on plan of record in book 1424, page 103; the setback line shown on plan in book 1424, page 103, applicable to lots Nos. 17 and 18, being changed to 50 feet by instrument executed by John L. Porter and wife, et al, of record in book 1732, page 191; and restrictive covenants contained in an instrument executed by John L. Porter, et al, of record in book 1717, page 53, Register's Office for Davidson County, Tennessee.