WARRANTY DEED

FROM

J. B. Phillips et ux.

39764

TO

Aileen Crouch

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 of MAY A.D. 1957
JAMES P. WILSON, Register
By
Dpt. Reg.

WARRANTY DEED

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

cash in hand paid by Aileen Crouch, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, J. B. Phillips and wife, Ota J. Phillips,

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

Aileen Crouch,

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 72 on the Plan of Horton Heights, Section 7, as of record in book 2133, page 25, Register's Office for said County, described as follows: Beginning on the southwesterly margin of Hillwood Boulevard, at the corner of lots Nos. 71 and 72; thence with the line between said two lots, southwestwardly 151.6 feet; thence north 41° 21' west 170.8 feet to the southeasterly margin of Wilhugh Place; thence with said Place, northeastwardly 105.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, in an easterly direction 36.9 feet to the southwesterly margin of Hillwood Boulevard; thence with said Boulevard, southeastwardly 117.7 feet to the beginning.
Being the same real property conveyed to Ota J. Phillips by two deeds, one from Thomas C. Summers, Trustee, of record in book 2493, page 421, and the other from J. B. Phillips, of record in book 2493, page 419, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the southerly line of premises, anchor easement in corner of premises at intersection of Hillwood Boulevard and Wilhugh Place, 40-foot building setback lines from said streets, and conditions of owners certificate, as shown on plan of record in book 2133, page 25, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by W. L. Hailey by Tommy Summers, Trustee, of record in book 2106, page 178, said Register's Office.