BK 2692

G-117147-gh

WARRANTY DEED

FROM
C. L. PARKER ET AL

TO
W. R. BINKLEY ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 2 day of Aug A. D. 19 57
at 9:50 o'clock A. M.,
Noted in Book 68 Page 459
Recorded in Book Page
Recording Fee $2.00
Geo. P. Wilson
County Register
By Wm C. Grimes Dept. Reg.

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
of Richmond, Virginia

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of $10.00

TEN AND NO/100 DOLLARS

Cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, we, C. L. PARKER AND CARLEAN HAND,

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

W. R. BINKLEY AND WIFE, MILDRED G. BINKLEY

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: a tract of land in the 14th, formerly 24th, Civil District of said County, described according to a copy of a survey made by John Setters, as follows:

BEGINNING at a point in the westerly margin of Highway No. 112, being the southeast corner of this tract; thence westerly 1,011 feet to a point at the southwest corner of an original tract of 61.85 acres, more or less, being what was formerly Frank Weises' southeast corner; thence North 2½° East 828 feet to the center of a branch; thence with the center of said branch, South 76½° East 185 feet, North 38° East 132 feet, North 49½° East 99 feet to a point; thence South 12° East 511 feet; thence easterly 652 feet to the west margin of Highway No. 112; thence with the margin of the same, South 11½° West 490 feet to the beginning, containing 14.15 acres more or less.

Being the same property conveyed to C. L. Parker and Carlean Hand, by deed from Russell Aubrey Prow and wife, of record in Book 2344, page 391, Register's Office for said County.

The above described property is conveyed subject to the following restrictions and limitations which shall be covenants running with the land, binding on the grantees herein, their successors and assigns and which are as follows:

1. All buildings to be built on the above described land must be residences only, and shall be constructed only of brick, brick veneer, stone or stone veneer, and not otherwise.
2. The grantors herein retain an easement across the land hereinabove conveyed and the right to use the spring and the pump located on the land herein conveyed. Said easement shall be for the maintenance, upkeep, and repair of said pipe line to the spring and pump and shall be a uniform distance in width of 10 feet. Grantors likewise retain title to the pipe line, the pump, the electric cable and all equipment used in connection with said pump and pipe line, all of which are not hereby conveyed but are specifically reserved to the grantors herein.

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