56393

WARRANTY DEED

FROM

Howard L. Gibson, et ux

TO

L. Ernest Grubbs, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 24 day of OCT A.D. 1957 at 3:30 o'clock P M.
Noted in Book ___ Page ___
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dep. Reg.

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

FORM 103

WARRANTY DEED

For and in Consideration of the sum of FOUR THOUSAND SIX HUNDRED AND NO/100 DOLLARS - ($4,600.00) - - - DOLLARS

Cash paid in hand by L. Ernest Grubbs and wife, Willie Akin Grubbs, receipt of which is hereby acknowledged,

We, Howard L. Gibson and wife, Margaret M. Gibson have bargained and sold, and by these presents do transfer and convey unto the said L. Ernest Grubbs and wife, Willie Akin Grubbs - 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. 19 on the Plan of Harpeth Acres, Section 7, as of record in Book 2331, page 154, R. O. D. C., Tennessee.

Beginning at a point in the easterly margin of Benton Smith Road, the northeast corner of Lot No. 20; thence in a southeasterly direction 267.5 feet to a point; thence north 2 degrees 31 minutes east 20 feet to a monument; thence north 41degrees 7 minutes east 203 feet to a point, the southeast corner of Lot No. 18; thence in a northwesterly direction 289.7 feet to a point in the easterly margin of Benton Smith Road; thence southwesterly with the easterly margin of Benton Smith Road 126.93 feet to the point of beginning.

Being part of the same property conveyed to Howard L. Gibson and wife, Margaret M. Gibson, by deed from Wilson N. West and wife, Jane Allen West, of record in Book 2591, pages 632, 633, 634, 635 and 636, R. O. D.C. Tennessee.

Restrictive covenants of record in Book 2633, Page 487, R. O. D. C. Tennessee; a 75 foot minimum building setback line from Benton Smith Road and a 10 foot easement for public utility purposes along the southerly (rear) line of said lot, and a 2.5 x 20 foot utility anchor easement located on the northeast and northwest corners of said lot as shown on the Plot Plan of record in Book 2331, Page 154, R.O.D.C., Tennessee are made a part hereof as fully as if copied herein.