BK 2703

16, 44 EV

WARRANTY DEED

FROM 58204 ✓
A. C. Oakley, et al

TO
T. H. Joy Powell, et ux

318 89 JSP 96 200 10 Cents

Compliments of
nty Title Company
A Division o

WARRANTY DEED

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

cash, paid by T. H. Joy Powell and wife, Inez C. Powell, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, A. C. Oakley and J. G. Edwards

have bargained and sold, and by these presents do transfer and convey unto the said T. H. Joy Powell and wife, Inez C. Powell, 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. 42 on the Plan of Horton Heights, Section IV, as of record in book 1835, page 129, Register's Office for said County, described as follows: Beginning at a point on the southwesterly margin of Russleo Drive at the northeast corner of lot No. 41 on said plan; thence with the southwesterly margin of said Drive, northwestwardly 130 feet to the southeast corner of lot No. 43 on said plan; thence with the line between said lots Nos. 42 and 43, southwestwardly 131.9 feet to the corner of lots Nos. 42, 43 and 44; thence with the line between said lots Nos. 42 and 44, southwardly 138.4 feet to a monument; thence south 48° 32' east 6 feet to the northwest corner of said lot No. 41; thence with the line between said lots Nos. 41 and 42, northeastwardly 229.8 feet to the beginning.
Being the same real property conveyed to A. C. Oakley and J. G. Edwards by deed from Charles A. Price and wife, dated June 12, 1957, filed July 1, 1957, and recorded in book 2652, page 201, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the westerly line of premises, 40-foot building setback line from Russleo Drive and conditions of owners certificate, as shown on plan of record in book 1835, page 129; and restrictive covenants contained in an instrument executed by W. L. Hailey by Tommy Summers, Trustee, of record in book 2087, page 566, as modified by an instrument of record in book 2093, page 49, Register's Office for Davidson County, Tennessee.

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