61904 / 13750

WARRANTY DEED

FROM

Pete Turner et ux.

TO

Francis M. Maynard et ux.

Compliments of Company

WARRANTY DEED

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

cash in hand paid by Francis M. Maynard and wife, Jennie M. Maynard, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Pete Turner and wife, Addie B. Turner,

have bargained and sold, and by these presents do transfer and convey unto the said Francis M. Maynard and wife, Jennie M. Maynard, 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. 161 on the Plan of Charlotte Park, Section 2, as of record in book 2663, pages 22 and 23, Register's Office for said County, described as follows: Beginning on the northeasterly margin of Henry Ford Drive at the corner of lots Nos. 161 and 177; thence with the line between said two lots northeastwardly 127.3 feet to the corner of lots Nos. 161 and 162; thence with the line between said two lots southeastwardly 138 feet to the northwesterly margin of Bagleyshop Drive; thence with said Drive southwestwardly 89.3 feet to the beginning of a curve; thence around said curve with a radius of 25 feet in a westerly direction 37 feet to the northeasterly margin of Henry Ford Drive; thence with said Drive northwestwardly 83.6 feet to the beginning.
Being part of the real property conveyed to Pete Turner and wife, Addie B. Turner, by deed from Consolidated Developments, Inc., of record in book 2690, page 401, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the westerly and northerly lines of premises, 30-foot building setback lines from Henry Ford Drive, and Bagleyshop Drive, and conditions of owners certificate, as shown on plan of record in book 2663, pages 22 and 23, Register's Office for said County, and restrictive covenants contained in an instrument executed by Consolidated Developments, Inc., of record in book 2689, page 38, said Register's Office.