K 2738

WARRANTY DEED

FROM

Leroy Preston, et ux

TO

Leslie L. Farmer et ux

grnd 1 p 9 - 10th Civ Dist

Mail

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
I hereby certify that this instrument was filed for record 20 day of FEB A.D. 1958
at 10:38 o'clock A.M. and duly recorded in Book 89 Page 668
Mortgage Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Compliments of
Guaranty Title Co
A Division of
Kansas City Title Insurance
American Trust Bldg
S. W. Cor. Third & Un
NASHVILLE, TENNES

WARRANTY DEED

For and in Consideration of the sum of Nine Hundred Fifty ($950.00)

DOLLARS

cash in hand paid, and the assumption of a vendor's lien note secured by a vendor's lien retained in deed from Glencliff Estates, Inc., to Leroy Preston, dated February 18, 1958, filed February ___, 1958, and recorded in Book 2238, page 353 Register's Office for Davidson County, Tennessee, said note bearing date of February 18, 1958, in the principal amount of $1550.00 payable $500.00 on February 18, 1959, $500.00 on February 18, 1960 and $550.00 on February 18, 1961, plus interest at the rate of 6% per annum on the unpaid balance remaining from time to time, said interest being due and payable with each payment of principal, and receipt of all consideration is hereby acknowledged, we Leroy Preston and wife, Louella Preston,

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

Leslie L. Farmer and wife, Marie Graves Farmer,

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

Land in Davidson County, Tennessee, being lot No. 159 on the Plan of Glencliff Estates, Section 7, as of record in Book 2331, page 73, Register's Office for said County.
Said lot No. 159 fronts 130 feet on the southerly side of Wimpole Drive and extends back 293 feet on the westerly line and 282.5 feet on the easterly line to the center of Mill Creek, measuring 132 feet thereon.
Being part of the real property conveyed to Leroy Preston by deed from Glencliff Estates, Inc., dated February 18, 1958, filed February ____ 1958, and recorded in Book 2238 page 353 said Register's Office.
This conveyance is made subject to a twenty-foot easement for public utilities along the base line for witness monuments, anchor easement at the northeast corner of premises, 40-foot building setback line from Wimpole Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, page 73, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property, and restrictive covenants contained in an instrument executed by Glencliff Estates, Incorporated, dated December 1, 1952, filed December 2, 1952, and recorded in Book 2102, page 339, placed upon premises by an instrument dated September 9, 1955, filed September 23, 1955, and recorded in Book 2451, page 233, Register's Office for Davidson County, Tennessee.

G 529