K 2741

WARRANTY DEED

FROM

Leroy Preston et ux

TO

William B. Elrod et ux

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE



WARRANTY DEED

For and in Consideration of the sum of Two thousand two hundred eighty ($2,280.00)

DOLLARS

of which sum $580.00 has been paid in cash and for the remaining sum of $1700.00 William B. Elrod and wife, Rachel S. Elrod have assumed and agreed to pay a Vendor's Lien note secured by a vendor's lien retained in deed from Glencliff Estates, Inc. to Leroy Preston and wife, dated February 27, 1958, filed February 28, 1958, of record in Book 2739, page 529, Register's Office for Davidson County, Tennessee, to secure the payment of said note dated February 27, 1958 in the principal sum of $1700.00 payable in 3 annual installments beginning February 27, 1959, the first installment being for $566.66 and the other two installments being for $566.67 each. Said note bears interest at the rate of 6% per annum, due and payable with each payment of principal, and receipt of all consideration is acknowledged, we, Leroy Preston and wife, Lou Ella Preston

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

William B. Elrod and wife, Rachel S. Elrod, 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. 179 on the Plan of Glencliff Estates, Section 7, as of record in Book 2331, page 73, Register's Office for said County, described as follows:
Beginning on the westerly margin of Barrett Drive at the corner of Lots Nos. 179 and 180; thence with the line between said two lots westerly 160 feet to the corner of lots Nos. 179, 180 and 181; thence with the line between lots Nos. 179 and 181, northwesterly 89.5 feet; thence north 59 degrees 11' east 90 feet; thence south 81 degrees 25' east 166.2 feet to the westerly margin of Barrett Drive; thence with the same southerly 104.9 feet to the beginning.
Being the same real property conveyed to Leroy Preston and wife, Lou Ella Preston, by deed from Glencliff Estates, Inc., dated February 27, 1958, filed February 28, 1958, of record in Book 2739, page 529, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the northerly and westerly lines of premises, 70-foot building setback line from Barrett Drive, and conditions of owners certificate, as shown on plan of record in Book 2331, page 73, Register's Office, 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 to 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, Register's Office for Davidson County, Tennessee, placed upon the premises by instrument dated September 9, 1955, filed September 23, 1955, and recorded in Book 2451, page 233, said Register's Office.

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