K 2746

WARRANTY DEED

FROM

Wallace Carpenter et ux

TO

Billy H. Lamberth et ux



WARRANTY DEED

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

Cash in hand paid by Billy H. Lamberth and wife, Rachel Marie Lamberth, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Wallace Carpenter and wife, Vera Carpenter,

have bargained and sold, and by these presents do transfer and convey unto the said Billy H. Lamberth and wife, Rachel Marie Lamberth, 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. 74 on the Plan of Echo Meadows, as of record in Book 2331, page 64, Register's Office for said County, described as follows:
Beginning on the southeasterly margin of Blue Bird Drive at the corner of Lots No. 74 and 75; thence with the line between lots Nos. 74 and 75 southeasterly 252 feet to point in northern boundary line of lot No. 73; thence with the line between lots Nos. 73 and 74 southwesterly 148 feet to the easterly margin of Meadow Lark Lane; thence with the same northwesterly 225 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeasterly 39.27 feet to the southeasterly margin of Blue Bird Drive; thence with the same northeasterly 115 feet to the beginning.
Being the same real property conveyed to Wallace Carpenter and wife, Vera Carpenter by deed from W. C. Moncrief & Company, Inc., dated April 5, 1958, filed April 8, 1958, and recorded in Book 2744, page 283, said Register's Office.
This conveyance is made subject to a 10-foot easement for public utilities along the southerly line of premises, anchor easement at the northeast corner of premises, 50-foot building setback line from Blue Bird Drive, 30-foot building setback line from Meadow Lark Lane, and conditions of owners certificate, as shown on plan of record in Book 2331, page 64, said 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 W. C. Moncrief and Company, Inc., dated August 29, 1955, filed August 29, 1955, and recorded in Book 2447, page 325, said Register's Office.

BC 385