K 2748

WARRANTY DEED

FROM
Clyde D. Smith et ux

TO
Mattie O. Jenkins

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Filed this 30 day of MAY 1958
at 3:01 o'clock P.M.
Noted in Book 40 Page 239
Recorded in Book Page
Recording Fee $1.00
JAMES D. WILSON, Register
By [signature] D.C.

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 and no/100 ($2,000.00 DOLLARS

Cash in hand paid by Mattie O. Jenkins, the receipt of which is hereby acknowledged,

we, Clyde D. Smith and wife, Dorothy F. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Mattie O. Jenkins, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 155 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. 155 fronts 91.4 feet on the southerly side of Wimpole Drive and extends back 448.4 feet on the westerly line and 366.9 feet on the easterly line to the center of Mill Creek, measuring 220 feet thereon.
Being the same real property conveyed to Clyde D. Smith and wife, Dorothy F. Smith, by deed from Glencliff Estates, Inc., dated November 12, 1957, filed November 20, 1957, and recorded in Book 2704, page 223, said Register's Office.
This conveyance is made subject to a 20-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, 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 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, said Register's Office.

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