K 2749

WARRANTY DEED

FROM

H. G. Hill Realty Company

TO

Clarence L. Steinhouse, etux







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 four thousand five hundred ($4,500.00) DOLLARS

Cash in hand paid by Clarence L. Steinhouse and wife, Lurene R. Steinhouse, the receipt of which is hereby acknowledged.

H. G. Hill Realty Company, a Tennessee Corporation, organized and existing under the laws of the State of Tennessee, with its principal office in Nashville, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Clarence L. Steinhouse and wife, Lurene R. Steinhouse, 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. 173 on the Plan of Hillwood Estates, Section 9, Part 2, as of record in Book 2331, page 28, Register's Office for said County.

Said lot No. 173 fronts 196.35 feet on the easterly side of Darden Place and extends back 280.68 feet on the northerly line and 440.5 feet on the southerly line, to a dead line, measuring 231.4 feet thereon.

Being part of the real property conveyed to H. G. Hill Realty Company, by deed from Leslie Marshall, Clerk & Master of Marshall County, Tennessee, dated October 3, 1952, filed October 6, 1952, and recorded in Book 2096, page 629, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities along the northerly and easterly lines of premises, 100-foot building setback line from Darden Place, and conditions of owners certificate, as shown on plan of record in book 2331, page 28, Register's Office for said County, 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 all conveyances by H. G. Hill Realty Company in this subdivision contain building restrictions, and it is understood and agreed that the grantee shall consult with the Davidson County Highway Department before the installation of any driveway, culvert, or other structure within the dedicated roadway, and such placement or construction shall be done in accordance with the rules and regulations of said Highway Department.

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