K 2749

WARRANTY DEED

FROM

Glencliff Estates, Inc.

TO

C. R. MacKay et ux

Recorded in Book 2749 Page 352
Recording Fee $2.00
JAMES P. WILSON, Register
By



Compliments of

FOLK-JORDAN COMPANY, Inc.
MORTGAGES REAL ESTATE INSURANCE
214 UNION STREET NASHVILLE, TENNESSEE
PHONE AL 5-5342

WARRANTY DEED

For and in Consideration of the sum of ten ($10.00)

DOLLARS

Cash in hand paid by C. R. MacKay and wife, Nancy N. MacKay and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Glencliff Estates, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

~~XXXX~~ bargained and sold, and by these presents do transfer and convey unto the said C. R. MacKay and wife, Nancy N. MacKay, 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. 154 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. 154 fronts 88 feet on the southerly side of Wimpole Drive and extends back 466.6 feet on the westerly line and 448.4 feet on the easterly line to the center of Mill Creek, measuring 187 feet thereon.

Being part of the real property conveyed to Glencliff Estates, Inc. by deed from Nashville Trust Company, Guardian, dated August 14, 1944, filed August 14, 1944, and recorded in Book 1247, page 466, said Register's Office.

This conveyance is made subject to a 20-foot easement for public utilities along the base line for witness monuments, 10-foot easement for Nashville Electric Service along the westerly line 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.

G 355