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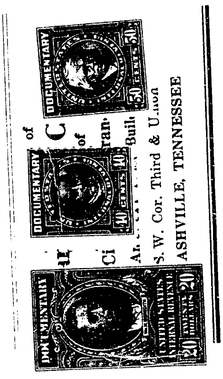
WARRANTY DEED

FROM James DeWitt et ux

TO Joseph H. Zahalka et ux

Ref to Bk

200



WARRANTY DEED

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

Cash in hand paid by Joseph H. Zahalka and wife, Wilma M. Zahalka, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

We, James DeWitt Smith and wife, Eloise P. Smith,

have bargained and sold, and by these presents do transfer and convey unto the said Joseph H. Zahalka and wife, Wilma M. Zahalka, 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. 94 on the plan of Rolling Meadows, as of record in Book 1424, pages 98 and 99, Register's Office for said County. Said lot No. 94 fronts 110 feet on the northerly side of Greerland Drive, and runs back 195.8 feet on the easterly line and 199.5 feet on the westerly line, to a dead line, which is a broken line, measuring 111.6 feet thereon.

Being the same real property conveyed to James DeWitt Smith and wife, Eloise P. Smith, by deed from Robert M. Anderson and wife, dated December 7, 1953, filed December 7, 1953, and recorded in Book 2241, page 422, said Register's Office.

This conveyance is made subject to easements for water rights as set out in contract between Nashville Water Company, Inc., and John H. Noel, Jr., et al, Trustees, of record in Book 1141, page 378, said Register's Office, and to a 10-foot easement for public utilities along the northerly and westerly lines of premises, 60-foot building setback line from Greenland Drive, and conditions of owners certificate, as shown on plan of record in Book 1424, pages 98 and 99, 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 deed from Third National Bank in Nashville, et al, Trustees, to Herschel Greer, Trustee, dated June 19, 1948, filed June 19, 1948, and recorded in Book 1628, page 621, as modified by an in-

G 107