K 2752

WARRANTY DEED

FROM

Harvey A. Thomas et al

TO

Amelia K. Klausmeier et al

Compliments of

Guaranty Titl ny

, Divisic pany



WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------

----------$10.00--------DOLLARS

cash in hand paid by Amelia K. Klausmeier and Virginia M. Klausmeier, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Harvey A. Thomas and Horace L. Wright,

have bargained and sold, and by these presents do transfer and convey unto the said Amelia K. Klausmeier and Virginia M. Klausmeier,

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. 184 on the Plan of Lincoya Hills, Section 7, as of record in Book 2331, page 119, Register's Office for said County. Said lot No. 184 fronts 120.1 feet on the south side of Fernbrook Lane and runs back 200 feet on the west line and 257.3 feet on the east line to a dead line in the rear on which it measures 132.5 feet. Being part of the real property conveyed to Harvey A. Thomas and Horace L. Wright, by deed from W. H. Freeman and wife, dated January 28, 1957, filed March 28, 1957, and recorded in Book 2642, page 121, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities along the southerly line of premises, 40-foot building setback line from Fernbrook Lane, and conditions of owners certificate, as shown on plan of record in Book 2331, page 119, 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. H. Freeman and wife, Marie T. Freeman, dated May 2, 1956, filed May 24, 1956, and recorded in Book 2540, page 55, said Register's Office.

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