K 2798

WARRANTY DEED

FROM

L. B. Jones and wife,

Robbye R. Jones

TO

90242

James H. Sawyer, Jr. and

wife, Mildred H. Sawyer

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received in Book 2798 Page 107
25 JUL 1958
Noted to cross reference in Book
Recording Fee
JAMES P. WILSON, Register

Attorneys Title Company

Title Guaranteed

Nashville Bank & Trust Bldg.
NASHVILLE 3, TENN.

For and in Consideration of the sum of ----------$28,000.00----------

----------Twenty-eight Thousand and No/100----------DOLLARS

Cash in hand paid by James H. Sawyer, Jr. and wife, Mildred H. Sawyer, the receipt of which is hereby acknowledged,

We, L. B. Jones and wife, Robbye R. Jones,

.....have bargained and sold, and by these presents do transfer and convey unto the said James H. Sawyer, Jr. and wife, Mildred H. Sawyer,

.....their.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 425 on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, page 142, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Gardendale Drive the common corners of Lots Nos. 424 and 425; thence with the line between said lots northerly 223.4 feet to the corner of Lot No. 426; thence with the line between said lot No. 425 and 426, westerly 193.5 feet to the easterly margin of Stonehurst Drive; thence with the margin of the same southerly 211.9 feet to the beginning of a curve; thence around said curve southeasterly 39.3 feet to the northerly margin of Gardendale Drive; thence with the margin of the same easterly 167 feet to the point of beginning.

Being the same property conveyed to L. B. Jones and wife, Robbye R. Jones, by deed from Hillsboro Park, Inc., of record in Book 2739, page 17, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants, easements, and setback lines of record.

Item 13 of the restrictive covenants contained in an instrument executed by Hillsboro Park, Inc., as of record in Book 2435, page 237, as amended of record in Book 2603, page 440, Register's Office, Davidson County, Tennessee, prohibits the sale of the above property without written consent of the Grantor upon terms therein prescribed which have been complied with as to this conveyance and Hillsboro Park, Inc., joins herein as evidence of its consent as by said item required.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James H. Sawyer, Jr. and wife, Mildred H. Sawyer, their heirs and assigns, forever.

And we do covenant with the said James H. Sawyer, Jr. and wife, Mildred H. Sawyer that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except taxes for 1958, which have been assumed by the purchaser.

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