BK 2798

Book F. Bk. 4 Page 1960

WARRANTY DEED

For and in Consideration of the sum of twenty-five thousand, five hundred and no/100----------($25,500.00)-------DOLLARS of which sum eight thousand seven hundred dollars has been paid in cash by H. G. Hill Realty Company, the receipt of which is hereby acknowledged, and for the remainder, have assumed a balance of $6,800.00 of a note in the original amount of $10,500.00, payable at the rate of $300.00 semi-annually on principal, beginning January 10, 1951, balance $4,800.00, due July 10, 1960, with interest at the rate of 4½% per annum, also due-semiannually on the unpaid principal balance, and said note is secured by a deed of trust executed by H. Stanley Allen and wife, Lutie C. Allen, to Herbert N. Jordan, Trustee, dated July 7, 1950, filed July 7, 1950, and recorded in Book 1863, page 629, Register's Office for Davidson County, Tennessee, and in further consideration, H. G. Hill Realty Company has executed two notes for $5,000.00 each, due July 28, 1959 and July 28, 1960, respectively, plus interest at the rate of 5% per annum, payable annually, and a lien is hereby retained on said property.



we, H. Stanley Allen and wife, Lutie C. Allen have bargained and sold, and by these presents do transfer and convey unto the said H. G. Hill Realty Company, a Tennessee Corporation its successors ~~XXX~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lots Nos. 180 and 181 on the Plan of Glencliff Estates, Section 3, as of record in book 1424, page 1, Register's Office for said County, described together as follows:

Beginning on the northerly margin of Bowwood Drive at the southeast corner of lot No. 182; thence with the northerly margin of said Drive, southeastwardly 240.6 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 35.6 feet to a monument on the northerly margin of a 60-foot unnamed street; thence with same, northeastwardly 164.4 feet; thence northwestwardly 209 feet; thence south 53° 34' west 318.1 feet to the corner of lots Nos. 181 and 182; thence with the line between said lots Nos. 181 and 182, southwardly 155.6 feet to the beginning.

Said lot No. 180 being the same real property conveyed to H. Stanley Allen and wife, Lutie C. Allen, by deed from Tom F. Jones and wife, dated June 7, 1950, filed June 8, 1950, and recorded in book 1850, page 319, and said lot No. 181 being the same real property conveyed to H. Stanley Allen and wife, Lutie C. Allen by deed from Glencliff Estates, Incorporated, dated June 7, 1950, filed June 8, 1950 and recorded in book 1850, page 303, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 60-foot building setback line from Bowwood Drive and 50-foot building setback line from unnamed street, as shown on plan of record in book 1424, page 1, said Register's Office and to restrictive covenants contained in an instrument executed by Glencliff Estates, Inc., dated September 5, 1945, filed September 6, 1945, and recorded in book 1300, page 290, placed upon premises by an instrument dated November 9, 1946, filed November 14, 1946, and recorded in book 1361, page 432, as modified by an instrument dated October 6, 1949, filed October 8, 1949, and recorded in book 1760, page 101, Register's Office for Davidson County, Tennessee.

H. Stanley Allen

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