BK 2798

WARRANTY DEED

FROM H. G. Hill Realty Co.

TO Lynnette P. Morris



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Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Four Thousand and no/100----------
----------($4,000.00)----------DOLLARS
cash in hand paid by Lynnette P. Morris, the receipt of which is hereby acknowledged,

H. G. Hill Realty Company, a Tennessee Corporation, organized and existing under the laws of the State of Tennessee, with its principal office at Nashville has ~~has~~ bargained and sold, and by these presents do transfer and convey unto the said Lynnette P. Morris her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 180 on the plan of Hillwood Estates, Section 9, Part 2, as of record in book 2331, page 28, Register's Office for said County, described as follows:
Beginning on the easterly margin of Darden Place at the corner of lots Nos. 180 and 254-B; thence with the line between said two lots eastwardly 340 feet; thence south 40° 53' west 167.11 feet to a concrete monument at the corner of lots Nos. 177 and 180; thence with the line between said two lots southwardly 27.43 feet to the corner of lots Nos. 179 and 180; thence with the line between said two lots westwardly 261.60 feet to the easterly margin of Darden Place; thence with same northwardly 175 feet to the beginning.
Being part of the real property conveyed to H. G. Hill Realty Company by deed from Leslie Marshall, Clerk & Master of Marshall County, Tennessee, dated October 3, 1952, filed October 6, 1952, and recorded in book 2096, page 629, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the southerly and rear line of premises, 70-foot building setback line from Darden Place and conditions of owners certificate as shown on plan of record in book 2331, page 28, Register's Office for Davidson County, Tennessee, 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 it is understood and agreed that the grantee shall consult with Davidson County Highway Department before the installation of any drive-

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