WARRANTY DEED

FROM

H. G. Hill Realty Company

$1025

TO

James M. Barker, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Recorded 31 A.D. 1938
at 2 P.M.
Noted in Book 2798 Page 528
Recorded in Book Page
Recording Fee $ 1.50
JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company

[redacted]

WARRANTY DEED

For and in Consideration of the sum of Four Thousand, Five Hundred and no/100 ($4,500.00) DOLLARS

cash in hand paid by James B. Barker and wife, Roxie M. Barker, Giles B. Barker, and E. Louise Barker, the receipt of which is hereby acknowledged,

H. G. Hill Realty Company has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said James B. Barker and wife, Roxie M. Barker, a ½ undivided interest; Giles B. Barker, a 1/4 undivided interest and E. Louise Barker, a 1/4 undivided interest, 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. 9 on the plan of Hillwood Estates Section 2, as of record in book 1835, page 80, Register's Office for said County, described as follows:

Beginning on the southerly margin of Wilsonia Drive at the corner of lots Nos. 8 and 9; thence with the line between said two lots southwardly 358.4 feet to the northerly line of Lot no. 4; thence with the northerly line of Lots Nos. 4 and 3, westwardly 119.7 feet to a concrete monument and continuing with the northerly line of said Lot No. 3 westwardly 40 feet to the corner of lots Nos. 9 and 10; thence with the line between said two lots northwardly 389 feet to the southerly margin of Wilsonia Drive; thence with same eastwardly 220 feet to the beginning.

Being part of the real property conveyed to H. G. Hill Realty Company by deed from Mamie W. Hill and husband, dated February 6, 1937, filed December 31, 1937, and recorded in book 1058, page 155, said Register's Office.

This conveyance is made subject to a ten-foot utility easement along rear line of premises, 125-foot building setback line from Wilsonia Drive, and conditions of owners certificate as shown on plan in book 1835, page 80, 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.