K 2805

WARRANTY DEED

FROM

James E. Balthrop, et ux

TO

John W. Buchanan, et al

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of SEP A.D. 1958
at 3:20 o'clock P.M.
and duly recorded in Book 1171 Page 171
Recording Fee $2.20
JAMES P. WILSON, Register
By [signature] Dpt. Reg.

Compliments of
Title Division, Insurance Trust



WARRANTY DEED

For and in Consideration of the sum of fifteen thousand, five hundred and no/100 ($15,500.00) DOLLARS cash in hand paid by John W. Buchanan, a widower, and Mildred O. Buchanan, a widow, the receipt of which is hereby acknowledged,

we, James E. Balthrop and wife, Dorothy L. Balthrop have bargained and sold, and by these presents do transfer and convey unto the said John W. Buchanan, a widower, and Mildred O. Buchanan, a widow 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. 8 on the plan of Gra-Mar Acres, Section 4, as of record in book 2330, page8, Register's Office for said County. Said lot No. 8 fronts 138 feet on the westerly side of Gra-Mar Drive and extends back 340.7 feet on the northerly line and 412 feet on the southerly line to a dead line, measuring 110 feet thereon. Being the same real property conveyed to James E. Balthrop and wife, Dorothy L. Balthrop, by deed from Sweeney-Clark Realty Company, dated April 26, 1955, filed June 8, 1955, and recorded in book 2435, page 533, said Register's Office.
This conveyance is made subject to a ten-foot utility easement along rear line of premises, 75-foot building setback line from Gra-Mar Drive and conditions of owners certificate, as shown on plan in book 2330, page 8, 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 Sweeney-Clark Realty Company, Inc., dated January 11, 1955, filed January 12, 1955, and recorded in book 2339, page 53, said Register's Office.

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