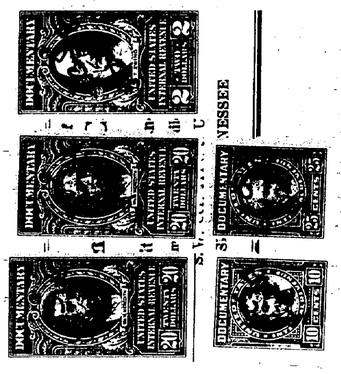
K 2806

Book 2806 Page 613

WARRANTY DEED

FROM Edward C. Scruggs, et ux

TO Fred Wehmer, et ux



WARRANTY DEED

For and in Consideration of the sum of ten($10.00) DOLLARS

cash in hand paid by Fred Wehmer and wife, Thelma Wehmer and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Edward C. Scruggs, Jr. and wife, Annie M. Scruggs have bargained and sold, and by these presents do transfer and convey unto the said Fred Wehmer and wife, Thelma Wehmer 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. 212 on the Plan of Hillwood Estates, Section 10, as of record in book 2331, pages 95 and 96, Register's Office for said County, described as follows:
Beginning on the northwesterly margin of Georgetown Road at the corner of lots Nos. 212 and 213; thence with the line between said two lots northwestwardly 202 feet to the corner of lots Nos. 212, 213, and 214; thence with the line between said lots Nos. 212 and 214 northeastwardly 69.8 feet; thence north 52° 56' east 102.62 feet to a concrete monument; thence south 37° 04' east 235.92 feet to the northwesterly margin of said Georgetown Road; thence with same southwestwardly 180 feet to the beginning.
Being the same real property conveyed to Edward C. Scruggs, Jr. and wife, Annie M. Scruggs, by deed from H. G. Hill Realty Company, dated January 29, 1957, filed March 1, 1957, and recorded in book 2639, page 295, said Register's Office.
This conveyance is made subject to a ten-foot utility easement along rear line and northeasterly line of premises, 75-foot building setback line, and conditions of owners certificate, as shown on plan of record in book 2331, pages 95 and 96, 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 deed from H. G. Hill Realty Company, to Edward C. Scruggs, Jr. and wife, Annie M. Scruggs, of record in book 2639, page 295 said Register's Office.

PG 613