K 2807

WARRANTY DEED

FROM McDowell Development Corporation

TO James H. Knox, Jr. et ux

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 Ten ($10.00) DOLLARS

cash in hand paid by James H. Knox, Jr. and wife, Lura N. Knox and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

McDowell Development Corporation, a Tennessee corporation, organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said James H. Knox, Jr. and wife Lura N. Knox, 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. 7 on the Plan of Curtiswood Estates, as of record in book 2331, page 40, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Curtiswood Circle at the corner of lots Nos. 6 and 7; thence with the line between said two lots southwestwardly 263.4 feet; thence north 72° 02' west 125 feet; thence north 0° 56' east 108 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots northeastwardly 287.2 feet to the southwesterly margin of said Curtiswood Circle; thence with same southeastwardly 102 feet to the beginning.

Being part of the real property conveyed to McDowell Development Corporation by deed from Anne S. Benedict, dated December 14, 1954, filed June 20, 1954, and recorded in book 2336, page 271 and by deed of correction dated June 29, 1955, filed June 29, 1955 and recorded in book 2438, page 350, said Register's Office.

This conveyance is made subject to a ten-foot utility easement along southerly and westerly lines of premises, anchor easement at the northeast and southeast corners of premises, 75-foot building setback line from Curtiswood Circle, and conditions of owners certificate as shown on plan of record in book 2331, page 40, said Register's Office, and to restrictive covenants contained in deed from Anne S. Benedict of record in book 2336, page 271, said Register's Office, and by deed of correction of record in book 2438, page 350, said Register's Office, amended by instrument in book 2440,

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