BK 2858

WARRANTY DEED

FROM 10500

WILLIAM LEON HINSON, ET UX.

TO

JAMES H. ALLEN, ET UX.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day
of DEC A.D. 1958
at 1:18 o'clock
Noted in Book 41 Page 273
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

Attorneys Title Company
Title Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

Earl Thompson, Jr., Attorney
508 Nashville Trust Bldg.
Nashville 3, Tennessee
Phone AL5-7794

For and in Consideration of the sum of $10.00 - - - - - - - - - - - - - - -
TEN AND- -00/100 DOLLARS
cash in hand paid by James H. Allen and wife, Eula B. Allen, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

[redacted]

We, William Leon Hinson and wife, Mildred G. Hinson,

have bargained and sold, and by these presents do transfer and convey unto the said James H. Allen and wife, Eula B. Allen, 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. 70 on the Revised Plan of Section "E", Village of Old Hickory, as of record in Book 1424, page 132, Register's Office for said County.
Said Lot 70 is described as beginning at a point on the westerly margin of Cleves Street, at the common corner of Lots 69 and 70; thence with the line between said lots, westerly 148.7 feet to a point in the east line of Lot 75; thence southerly with the line of Lots 75 and 76, 70.3 feet to the north margin of Sixteenth Street; thence with the margin of the same, easterly 123.7 feet to the beginning of a curve; thence along said curve, northeasterly 39.3 feet to a point on the westerly margin of Cleves Street; thence with said margin of the same, northerly 45 feet to the beginning.

Said real estate is conveyed subject to the following restrictions:

Restrictions filed for record March 26, 1953, in Book 2139, page 608, and amended by an instrument of record in Book 2447, page 151, filed August 26, 1955.

In the above mentioned deed in Book 2139, page 608, there was reserved one permanent easement 22 feet wide for private drive and utilities, and one special easement 12.5 feet wide, more or less, for sewer, water, electric and/or telephone cable, together with all rights in connection with said easement, including the ingress and egress over the property for servicing same.

The Plan of record in Book 1424, page 132, shows an easement for special utilities crossing the lot and an easement over the rear 22 feet of the lot for Lawrence (private) Drive and public utilities.

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