K 2862

12/11 Mem 17500 KK

WARRANTY DEED

FROM 15505

Riverwood Homes, Inc.

TO

Charles Edward Rice, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
of JAN A.D. 1959
at 2:40 o'clock P.M.
Noted in Book 1 Page 154
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. Spruell
Del. Tax

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 seventeen thousand, five hundred and no/100----------($17,500.00)---- DOLLARS

cash in hand paid by Charles Edward Rice and wife, Frances P. Rice, the receipt of which is hereby acknowledged,

Riverwood Homes, Inc., a Tennessee corporation, organized and existing under the laws of the State of Tennessee with its principal office at Nashville, has

bargained and sold, and by these presents do transfer and convey unto the said Charles Edward Rice and wife, Frances P. Rice, 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. 13 on the Plan of Sutherland Heights, Section 1, as of record in book 2663, page 18, Register's Office for said County, Described as follows:
Beginning on the northerly margin of Timwood Drive at the corner of lots Nos. 12 and 13; thence with the line between said two lots northeastwardly 268.7 feet; thence northwesterly 40.7 feet; thence north 55° 23' west 144.3 feet; thence south 12° 42' west 315 feet to the northerly margin of Timwood Drive; thence with the same easterly 100 feet to the beginning.
Being part of the real property conveyed to Riverwood Homes, Inc. by deed from Western Hills Development Co., Inc., dated July 10, 1958, filed August 28, 1958, and recorded in book 2802, page 209, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the westerly and northerly lines of premises; anchor easement at the southeast corner of premises; 40-foot building setback line from Timwood Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 18, said Register's Office, and to restrictive covenant contained in deed from Joe E. Sutherland and wife, to Western Hills Development Co., Inc. of record in book 2634, page 207, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2692, page 19, said Register's Office, and re-recorded in book 2692, page 353, said Register's Office.

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