K 2876

19553

WARRANTY DEED

FROM

W. J. Wallace

TO

Marion H. Banks, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day of FEB A.D. 1959 at 9:22 o'clock A M.
Noted in Book 42 Page 233
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ D.C.

Compliments of
Guaranty Title Company
Kansas City Company
American
S.W.
NASHVILLE, TENNESSEE

DOCUMENTARY

WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- ($10.00)------ DOLLARS

cash in hand paid by Marion H. Banks and wife, Katharine D. Banks and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, W. J. Wallace, a widower

have bargained and sold, and by these presents do transfer and convey unto the said Marion H. Banks and wife, Katharine D. Banks, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the southerly part of lot No. 34 on the Map of Clearview Subdivision, as of record in book 843, page 8, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, July 21, 1949, as follows:
Beginning on the westerly margin of Clearview Drive at the southerly corner of Lot No. 34, being 765.2 feet south of the center line of Woodlawn Drive, also being in the easterly line of the property conveyed to Frederick E. Cowden and wife, by deed from Lillian Wyatt Allen and husband, of record in book 1728, page 321, said Register's Office; thence with Cowden's easterly line northwardly 140.2 feet to the southeast corner of the property conveyed to W. Jo Wallace, by deed from J.W.N. Lee, et al., of record in book 1109, page 360, and by deed from James Edward Wallace of record in book 1403, page 481, said Register's Office; thence with Wallace's southerly line extended eastwardly, being parallel to and 625 feet south of the center line of Woodlawn Drive 44.5 feet, more or less, to the westerly margin of Clearview Drive; thence with said Drive, southwardly 147.5 feet, more or less, to the beginning.
Being the same real property conveyed to W. J. Wallace by deed from Frederick E. Cowden and wife, dated December 28, 1949, filed January 18, 1950, and recorded in book 1785, page 355, said Register's Office.
This conveyance is made subject to restrictive covenants contained in an instrument of record in book 753, page 212, said Register's

G 381