K 2879

$8,750.00
G-128629

WARRANTY DEED

FROM

JAMES A. CASTLEMAN & WIFE
MARIE H. CASTLEMAN

TO

JOHN A. DUDNEY AND WIFE,
THELMA B. DUDNEY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Oct. 5 1959
at 10:30 A.M. and recorded in Book 2879 Page 464
Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

Attorneys Title Company

DOBSON & JOHNSON, INC.

APPROVED AS TO LEGALITY ON
THIS 26 DAY OF Feb 1959
BY William J. Harbison

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of $10.00

----------TEN AND NO/100---------- DOLLARS

Cash paid by John A. Dudney and Wife, Thelma B. Dudney, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, James A. Castleman and Wife, Marie H. Castleman

have bargained and sold, and by these presents do transfer and convey unto the said John A. Dudney and Wife, Thelma B. Dudney

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. 11 on the Plan of Sec. I, Blair Estates, of record in Book 2663, page 24, Register's Office for said County, described as follows:

BEGINNING at a point in the south margin of Tuckahoe Drive at the corner of Lots No. 11 and 12; thence with the line between said lots, southerly 201.9 feet to a point; thence easterly 206.65 feet to the west margin of Westchester Drive; thence with the margin of the same, northerly 173.16 feet to the beginning of a curve; thence around said curve northwesterly 47.12 feet to the southerly margin of Tuckahoe Drive; thence with the margin of the same, westerly 160.25 feet to the point of beginning.

Being the same property conveyed to James A. Castleman and Wife, Marie H. Castleman, by deed from James W. Blair and Wife, of record in Book 2749, page 407, said Register's Office.

Restrictions filed for record July 17, 1957, in Book 2690, page 67.

The Plan of record in Book 2663, page 24, shows an Owner's Certificate, a 70 foot set-back line from Tuckahoe Drive, a 90 foot set back line from Westchester Drive, a 10-foot easement for public utilities along the south rear line of the lot and an anchor easement 2.5 x 20 feet on Tuckahoe Drive at the northwest corner of the lot.

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