K 2880

213 #157622

WARRANTY DEED

FROM

Edward C. Scruggs, III et ux

TO

Peter W. Lufkin, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 Mar of 1959
at 12:15 o'clock P.M.
Noted in Book 22 Page 465
Recorded in Book Page
Recording Fee $1.20
JAMES F. WILSON, Register
By Dpt. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FIETTE-WOODARD REALTY CO.

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by Peter W. Lufkin and wife, Blakeslee C. Lufkin, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Edward C. Scruggs, III and wife, Kay Scruggs have bargained and sold, and by these presents do transfer and convey unto the said Peter W. Lufkin and wife, Blakeslee C. Lufkin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot "A" on the Plan of Charles B. McClellan's Re-subdivision of lots Nos. 10, 11, 12, 13, 14, 15 and east part of lot No. 16 of block 8, Calhoun's Subdivision of part of Royal Oaks, as of record in book 2330, page 140, Register's Office for said County, described as follows:

Beginning on the northerly margin of Signal Hill Drive at a point, north 55 degrees 05 minutes west 251.7 feet from the westerly margin of Lynwood Boulevard; thence north 34 degrees 21 minutes east 42.4 feet; thence north 14 degrees 05 minutes east 135 feet; thence north 31 degrees 30 minutes west 144.3 feet; thence south 34 degrees 45 minutes west 45 feet; thence north 55 degrees 54 minutes west 50 feet; thence south 34 degrees 39 minutes west 180.37 feet to the northerly margin of Signal Hill Drive; thence with said Drive, south 55 degrees 05 minutes east 229.8 feet to the beginning.

Being the same real property conveyed to Edward C. Scruggs, III by deed from Charles B. McClellan and wife, dated May 19, 1958, filed May 19, 1958, and recorded in book 2749, page 101, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the northwesterly line of premises as shown on plan of record in book 2330, page 140, said Register's Office; and to restrictive covenants contained in deed of record in book 1495, page 201, said Register's Office; and to restrictive covenants contained in deed of record in book 1642, page 501, said Register's Office.

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