$32,000.00 31370
G129454

WARRANTY DEED

FROM
CHARLES C. FLANERY AND WIFE,
GENEVA WHITE FLANERY
TO
ROBERT D. COLLINS AND WIFE,
ELIZABETH C. COLLINS

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 6 day of Jan A.D. 19 57
at 2:41 o'clock P M.,
Noted in Book Page 23
Recorded in Book Page
Recording Fee $ 2.00
County Register
By Dept. Reg.



shed by

DOBSON & JOHNSON, INC.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of $10.00

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

Cash paid by Robert D. Collins and Wife, Elizabeth C. Collins, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Charles C. Flanery and Wife, Geneva White Flanery

----------have bargained and sold, and by these presents do transfer and convey unto the said Robert D. Collins and Wife, Elizabeth C. Collins,

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

Land in the 7th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the westerly line of the property conveyed to Harold Hassenfelt and wife, by deed from Charles C. Flanery and Wife, of record in Book 2337, page 619, Register's Office, said point being the southeast corner of the property conveyed to E. B. Stolman and wife, by deed of record in Book 2396, page 117, said Register's Office; thence along Hassenfelt's westerly line and along a fence, South 4 degrees, 45' East 147.5 feet to a point; South 21 degrees, 45' East 67.5 feet to a post and locust tree; South 2 degrees, West 162 feet to a post at a gate; thence North 70 degrees, West 601 feet to a point in Fred Rule's southeast corner; thence along Rule's easterly line, North 10 degrees, 30' East 340 feet to a point in Stolmans corner; thence along Stolman's southerly line, South 70 degrees 30' East 510.7 feet to the point of beginning.

Being part of the property conveyed to Charles C. Flanery and Wife, Geneva White Flanery, by deed from W. A. Byrn, et al, of record in Book 2154, page 299, said Register's Office.

Restrictions recorded January 2, 1951 in Book 1915, page 529, as follows: "The property herein conveyed is restricted to residence purposes only." Restrictions contained in the deed from W. A. Byrn and wife, to Howard M. Werthan and wife, dated October 14, 1941 filed for record October 16, 1941 in Book 1142, page 613, as follows:
"No public road shall be built on property south of this tract, but private drive may be built.
Building line on this property and next 200 feet south shall be same as J. H. Lawson line."

Easement for water main and right to make necessary repairs on same as reserved to R. A. Porter, running through the four acre tract as set out in the deed of record in Book 1915, page 529, Register's Office.