49143

WARRANTY DEED

FROM

E. J. Roberts, et ux

TO

Wallace E. Heflin, Sr.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 31 day
of May A.D. 1959
at 2:15 o'clock P.M.
Noted in Book 73 Page 831
Recorded in Book 2876 Page 427
Recording Fee $3.00
JAMES P. WILSON, Register
By R. Russell D.C.

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

WARRANTY DEED

For and in Consideration of the sum of three hundred, fifty and no/100----------
----------($350.00)--------DOLLARS
cash in hand paid by Wallace E. Heflin, Sr., the receipt of which is hereby acknowledged,

E. J. Roberts and wife, Onie Roberts
have bargained and sold, and by these presents do transfer and convey unto the said
Wallace E. Heflin, Sr.,
his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Block No. 13 on the Plan of Anderson Estates, as of record in book 1130, page 37, Register's Office for said County, being lot No. 163 on the unrecorded plan of the Resubdivision of Blocks Nos. 1 and 13 of said Anderson Estates, Section 1, described according to a survey made by Anderson and Gee, Surveyors, August 5, 1946, as follows: Beginning on the easterly margin of Scalf Drive at the southwest corner of the property conveyed to Henry Laux, Jr. by deed from John W. Anderson and wife, of record in book 1306, page 390, said Register's Office, said point being 318.1 feet, more or less, south of the southerly margin of Roosevelt Avenue; thence with the southerly line of said Laux property eastwardly 158.4 feet to the northwest corner of lot No. 116; thence with the westerly line of lots Nos. 116 and 115, southwardly 100 feet to the northeast corner of the property conveyed to John C. Russell andwife, by deed from John W. Anderson and wife, of record in book 1248, page 327, said Register's Office; thence with the northerly line of said Russell property westwardly 157.1 feet to the easterly margin of Scalf Drive; thence with said Drive northwardly 100 feet to the beginning.

Being the same real property conveyed to E. J. Roberts and wife, Onie Roberts, by deed from R. E. Mayo and wife, dated March 25, 1958, filed February 11, 1959, and recorded in book 2876, page 281, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises and 30-foot building setback line from Scalf Drive, as shown on unrecorded plan of the resubdivision of lots Nos. 1 and 13 of the Anderson Estates, an