BK 2997

Return to
GUAR. TITLE

63112

WARRANTY DEED

FROM

Robert S. Alvarez, et ux

TO

William N. Pearson, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
A.D. 1959
at 12:59 o'clock
Noted in Book 94 Page 539
Recorded in Book DEO Page
Recording Fee $2.25
JAMES P. WILSON, Register
By

J. Ross Cheshire, Jr.
Attorney - AL

Compliments
Guaranty Title

WARRANTY DEED

For and in Consideration of the sum of TWENTY-ONE THOUSAND FIVE HUNDRED AND NO/100----------($21,500.00) DOLLARS cash in hand paid by WILLIAM N. PEARSON and wife PATRICIA W. PEARSON, receipt of which is hereby acknowledged, ----------

we, ROBERT S. ALVAREZ and wife JANET C. ALVAREZ---------- have bargained and sold, and by these presents do transfer and convey unto the said William N. Pearson and wife Patricia W. Pearson, 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, near the City of Nashville, being Lot No. 1 on the proposed subdivision of the Ella H. Baker 50-acre tract, and described according to a survey made by W. B. Southgate, Surveyor, September 17, 1937, as follows:

Beginning at a point, the southwest corner of Estes Avenue and Harding Place; thence with the south margin of Harding Place in a westerly direction 140 feet to a point; thence south and parallel with Estes Avenue 200 feet to a point, the southwest corner of the property herein described; thence east and parallel with Harding Place 140 feet to a point in the west margin of Estes Avenue; thence with the west margin of Estes Avenue, north 200 feet to the point of beginning.

BEING the same real property conveyed to Robert S. Alvarez and wife Janet C. Alvarez, by deed from L. D. Edwards and wife, dated December 29, 1950, filed January 4, 1951, and recorded in Book 1916, page 75, Register's Office for said County.

The aforedescribed property is subject to restrictive covenants of record in Book 1031, Page 253, and easements regarding water mains and water privileges as set out in instruments in Book 756, Page 509; Book 944, Page 578; Book 1013, Page 508, and Book 1015, Page 458, all R.O.D.C., Tennessee.

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