BK 2999

67212

WARRANTY DEED

FROM

JAMES P. SADLER, ET. UX.

TO

K. K. A. I. CONGREGATION.

Mail: Mr. Edmund
1709 Charlotte Ave
Nash.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 8 day
of JAN A.D. 1960
at 3:37 o'clock P.M.
Noted in Book 4 Page 812
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

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

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100###

DOLLARS

to us this day paid cash in hand by the K. K. A. I. Congregation together with other good, valuable and adequate consideration, the receipt of all of which is hereby acknowledged, we, James P. Sadler and wife, Clara W. Sadler

have bargained and sold, and by these presents do transfer and convey unto the said

K. K. A. I. CONGREGATION,

It's successors and/or ~~heirs and~~ assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

"Being Lots Nos. 36, 37, 38 and 39 of Block "C" on the Map of Cherokee Park, Second Section, as of record in Book 547, Pages 175 and 176, Register's Office for said County.

"Said Lots Nos. 36, 37, 38 and 39 front together 260 feet on the easterly side of Lauderdale Road and run back 187.85 feet on the northerly line and 191.74 feet on the southerly line, with the northerly margin of Valley Road, to a dead line, measuring 249 feet thereon.

"Being the same real property conveyed to James P. Sadler and wife, Clara W. Sadler, by deed from Jesse E. Wills, et. al. Trustees of First Presbyterian Church of Nashville, Tennessee, dated February 6, 1952, filed February 18, 1952, and recorded in Book 2036, Page 445, said Register's Office."

CONVEYANCE OF ABOVE-DESCRIBED REAL PROPERTY IS MADE SUBJECT TO:

(1) "Thirty-five foot building setback line from Lauderdale Road and twenty-foot building setback line from Valley Road, as shown on plan of Cherokee Park, Second Section, as of record in Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee.

(2) "Easement for 8-inch sewer shown as Sewer 39-SS on plans in the office of the City Engineer of the City of Nashville.

(3) "Restrictive covenants contained in deed from W. F. Randolph to John Bealafelt, dated July 2, 1928, filed September 5, 1928, and recorded in Book 819, Page 135; in deed from W. F. Randolph to T. J. Haile, Jr., dated July 2, 1928, filed September 10, 1928, and recorded in Book 819, Page 136, and in deed from W. F. Randolph to W. C. Bocke, dated July 2, 1928, filed July 3, 1928, and recorded in Book 819, Page 119, Register's Office for Davidson County, Tennessee * * * ."

All draperies, attached carpeting and the three air conditioners are to remain on the premises as being conveyed with the real property.

PG 539