BK 3026

68934

WARRANTY DEED

FROM

Houston T. Ezell, et ux

TO

James D. Williams, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 22 day of JAN A.D. 1960 at 11:25 o'clock A.M.
and recorded in Book 4130 Page 159
Recording Fee $2.50
JAMES P. WILSON, Register
By M. E. Jones 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

WARRANTY DEED

For and in Consideration of the sum of three thousand, five hundred and no/100 ----------($3,500.00)-- DOLLARS

cash in hand paid by James D. Williams and wife, Betty H. Williams, the receipt of which is hereby acknowledged,

we, Houston T. Ezell and wife, Mabel W. Ezell have bargained and sold, and by these presents do transfer and convey unto the said James D. Williams and wife, Betty H. Williams, 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 6th Civil District of Davidson County, Tennessee, being Lot No. 15 on the Plan of Hill-N-Dale Acres, as of record in book 2900, pages 33 and 34, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Hollydale Drive at the corner of lots Nos. 15 and 16; thence with the southeasterly margin of said Drive northeastwardly 100 feet to the corner of lots Nos. 14 and 15; thence with the line between said two lots southeastwardly 277.6 feet to an iron pin; thence south 20° 04' west 112 feet to an iron pin; thence south 65° 04' west 75 feet to an iron pin at the corner of lots Nos. 15 and 16; thence with the line between said two lots northwestwardly 313.5 feet to the beginning.

Being part of the real property conveyed to Houston T. Ezell and wife, Mabel W. Ezell, by deed from Holiday Inns of America, Inc., dated June 16, 1959, filed June 22, 1959, and recorded in book 2921, page 541, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the rear line of premises, 2.5x30-foot anchor easement at the most northerly corner of premises, 40-foot building setback line from Hollydale Drive, and conditions of owners certificate as shown on plan of record in book 2900, pages 33 and 34, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2959, page 213, said Register's Office.

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