K 3066

80191

WARRANTY DEED

FROM

FERRISS C. BAILEY, TRUSTEE

TO

JAMES A. REED, ET UX.

MAXINE REED

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day
of APR A.D. 1960
at 8:00 o'clock A.M.
Noted in Book 95 Page 542
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By C. McSmarty D.R.

Attorneys Title Company

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten and 00/100 - - - - - - - - - -

- DOLLARS

and other good and valuable considerations, cash in hand paid by James A. Reed and wife, Maxine Reed, to Ferriss C. Bailey, Trustee, receipt of which is hereby acknowledged, I, the said Ferriss C. Bailey Trustee, acting pursuant to the powers conferred upon me by a certain Deed of Record in Book 2862, page 574, Register's Office for Davidson County, Tennessee, reference being made to said Deed for the powers therein conferred upon me,

.....have bargained and sold, and by these presents do transfer and convey unto the said James A. Reed and wife, Maxine Reed, their

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

Being Lot No. 188 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 58, Register's Office for said County.

Said Lot No. 188 fronts 80 feet on the west margin of East Longdale Drive and extends back 165.9 feet on the north line and 165.2 feet on the south line to a rear line, measuring 80 feet thereon.

Being part of the same property conveyed to Ferriss C. Bailey, Trustee, by deed from Rodgers Caldwell, et al, of record in Book 2862, page 574, said Register's Office.

The above conveyance is expressly subject to the following:

1. Restrictive covenants contained in instruments of record in Book 2997, page 93, and Book 2929, page 117, Register's Office for said County.

2. The Plan of record in Book 2900, page 58, said Register's Office, shows a 40 foot building setback line from East Longdale Drive, a 10 foot easement for public utilities along the rear and an easement for overhang along the front line.

PG 583