K 3067

80631

WARRANTY DEED

FROM

E. U. Buchi, et ux

TO

Howard T. Breece, et ux



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day
of APR A.D. 1960
at 10:12 o'clock A. M.
Noted in Book 75 Page 360
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By M. McGinley D.C.

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 and no/100----------
----------($3,000.00)-------- DOLLARS

cash in hand paid by Howard T. Breece and wife, Peggy S. Breece, the receipt of which is hereby acknowledged,

we, E. U. Buchi and wife, Louise B. Buchi

have bargained and sold, and by these presents do transfer and convey unto the said Howard T. Breece and wife, Peggy S. Breece, 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 9th Civil District of Davidson County, Tennessee, being lot No. 7 on the unrecorded plan of Harpeth Heights Section II, with 1st Addition, being a resubdivision of part of the unrecorded plan of Harpeth Heights Subdivision of the C. H. ForehandTract, described according to a survey made by Hal R. Swann, Jr., Surveyor, April 9, 1960, as follows:

Beginning at a point on the northwesterly margin of Highway #100, being the common corner of lots Nos. 6 and 7 on said plan, said point also being southwesterly 150 feet, along the northwesterly margin of said Highway from the southwest corner of the property conveyed to Charles William Mills, Sr. and wife, by deed from E. U. Buchi and wife, as of record in book 2876, page 581, Register's Office for said County; thence with the line between said two lots, northwesterly 234.4 feet to a point in the E. U. Buchi property line; thence with said Buchi's line southwesterly 160 feet to the northerly corner of lot No. 8 on said plan; thence with the line between said lots Nos. 7 and 8, southeasterly 236.2 feet to the northwesterly margin of said Highway; thence with said Highway, northeasterly 160 feet to the beginning. Being part of the real property conveyed to E. U. Buchi by deed from C. H. Forehand, dated May 2, 1935, filed May 3, 1935, and recorded in book 936, page 582, said Register's Office.

This conveyance is made subject to a sixty-five foot building setback line as shown on survey of Harpeth Heights, Section II, made by Hal R. Swann, Jr., surveyor, April 9, 1960.

The above described real property is conveyed subject to the following restrictive covenants which are and shall be covenants running with said property and binding upon the grantees herein, their heirs and assigns, said restrictions being as follows:

1. That said land shall be used for residences for dwelling purposes only and not otherwise, and only one dwelling shall be erected on each lot.

PG 155