K 3071

WARRANTY DEED

FROM 85248

OLA WATERS (A WIDOW)

TO

JAMES EDWARD SWIFT AND WIFE,

MARY PATRICK WATERS SWIFT

DO NOT PUBLISH

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of JAN A.D. 1960 at 10:41 o'clock A.M.
Noted in Book 3571 Page 582
Recorded in Book ____ Page ____
Recording Fee $2.25
JAMES D. WILSON, Register
By [signature] D.C.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of $5.00

FIVE AND NO/100 - DOLLARS

CASH PAID BY THE GRANTEES HEREIN, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED BY THE GRANTOR HEREIN.

I, OLA WATERS (WIDOW OF MARSHALL WATERS, DECEASED)

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

JAMES EDWARD SWIFT AND WIFE, MARY PATRICK WATERS SWIFT

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

LAND LOCATED IN THE 12TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED ON MAP OF AN UNRECORDED SURVEY BY RICHARD B. ORGHUNDRO, SURVEYOR, DATED APRIL 19TH, 1960, BEING PART OF THE ORIGINAL MARSHALL WATERS LANDS, AS DESCRIBED IN DEED OF RECORD IN BOOK 565 PAGE 400 R.O.D.C. TENNESSEE, AT NASHVILLE.

STARTING AT A POINT IN THE CENTER OF NEW EWING ROAD, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED BY DEED TO D. E. RAWLS, AS OF RECORD IN BOOK 879 PAGE 262 R.O.D.C. TENNESSEE; THENCE S 7° 30' W 25 FEET TO AN IRON PIN, THE SAME BEING IN THE SOUTHERLY MARGIN OF NEW EWING ROAD RIGHT-OF-WAY AND RUNNING THENCE WITH SAID NEW EWING ROAD RIGHT-OF-WAY N 84° 45' W 424 FEET TO A POINT; THENCE WITH LEFT CURVE (RADIUS 1884.86 FEET) WITH SAID RIGHT-OF-WAY 207.3 FEET TO AN IRON PIN IN THE WESTERLY PROPERTY LINE OF PROPERTY CONVEYED TO CLARENCE RAYMOND WATERS BY DEED OF RECORD IN BOOK 2022 PAGE 243 R.O.D.C. TENNESSEE, THE SAME BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED TRACT OF LAND; THENCE WITH SAID WATERS WESTERLY PROPERTY LINE S 3° 15' W 309.3 FEET TO AN IRON PIN; THENCE N 88° 22' W 99.2 FEET TO AN IRON PIN (THE SAME BEING IN THE LINE BETWEEN LOTS 5 AND 6 AS SHOWN ON MAP OF UNRECORDED SURVEY BY ERLE DRAKE, DAVIDSON COUNTY SURVEYOR, DATED APRIL 14 AND 15, 1936); THENCE (WITH THE LINE BETWEEN LOTS 5 AND 6 ABOVE REFERRED TO) N 3° 15' E 299.7 FEET TO AN IRON PIN IN THE SOUTHERLY MARGIN OF NEW EWING ROAD RIGHT-OF-WAY; THENCE EASTERLY WITH SAID RIGHT-OF-WAY 100.2 FEET TO THE POINT OF BEGINNING, CONTAINING .69 OF AN ACRE MORE OR LESS, AND BEING A PART OF TRACT NO. 5 AS SHOWN ON UNRECORDED MAP OF SURVEY MADE BY ERLE DRAKE, COUNTY SURVEYOR FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 14 AND 15, 1936, AND BEING A PART OF THE SAME LAND CONVEYED BY M. A. SIMMONS, TR., M. A. SIMMONS PERSONALLY AND WIFE, ALICE SIMMONS BY DEED TO OLA WATERS AS RECORDED IN BOOK 565 PAGE 400 R.O.D.C. TENNESSEE AT NASHVILLE.

RESTRICTIONS

PROVIDED, NEVERTHELESS, THESE PRESENTS ARE MADE SUBJECT TO ALL THE FOLLOWING EXPRESSED CONDITIONS, RESTRICTIONS AND LIMITATIONS, APPLYING TO SAID PROPERTY, AND WHICH CONDITIONS, RESTRICTIONS AND LIMITATIONS ARE INTENDED TO BE AND SHALL BE ACCEPTED AS COVENANTS, RUNNING WITH THE SAID LAND, AND SHALL BE BINDING ALIKE UPON THE GRANTEES HEREIN, THEIR HEIRS, REPRESENTATIVES AND ASSIGNS. THE GRANTEES HEREIN, WHO, BY ACCEPTANCE OF THIS INSTRUMENT AGREE TO ABIDE BY, PERFORM AND ADHERE TO SAID CONDITIONS, RESTRICTIONS AND LIMITATIONS, BUT ONLY FOR THE PERIOD ENDING MAY 1ST, 1980.

FIRST: THIS PROPERTY SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY.

SECOND: MINIMUM BUILDING SET BACK LINE FROM ROAD RIGHT OF WAY TO ANY FRONT FOUNDATIONS SHALL BE 100 FEET.

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