86069

WARRANTY DEED

FROM

RANDALL PHILLIPS BUILDERS, INC.

TO

CARL H. BENZ, ET UX

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- - - - - - - - - - - - - - - - ($10.00) - DOLLARS cash in hand paid by Carl H. Benz, and wife, Edith Gray Benz, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

RANDALL PHILLIPS BUILDERS, INC., a Tennessee corporation, has bargained and sold, and by these presents do transfer and convey unto the said CARL H. BENZ and wife, Edith Gray Benz, 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. 149 on the Plan of Burchwood Gardens, Section II, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the southerly margin of Upland Drive at the corner of Lots Nos. 148 and 149; thence with the line between said lots, southerly 124 feet to a corner of Lot No. 150; thence with the line between said Lots 149 and 150, westerly 127.97 feet to a point in the easterly margin of Stratford Avenue; thence with the margin of the same northerly 99.58 feet to a point, the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Upland Drive; thence with the margin of the same easterly 101 feet to the beginning. Being part of the property conveyed to Randall Phillips Builders, Inc., a Tennessee corporation, by deed from Suburban Properties, Inc., of record in Book 3033, page 242, said Register's Office.

This property is conveyed subject to the following, to-wit:

"Restrictions filed for record January 20, 1960, in Book 3000, page 528, . ."

"The recorded plan shows an Owner's Certificate, a 50-foot set-back line from Upland Drive, and a 40 foot set-back line from Stratford Avenue and an anchor easement 2.5x30 feet in the north-easterly front corner."