BK 3097

A. S. Johnson

TO

Electric Power Board
City of Nashville

90949

D E E D

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 Jan
of JUN A.D. 1960
at 1:11 o'clock P.M.
Noted in Book 96 Page 441
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

FOR AND IN CONSIDERATION of the sum of TWO THOUSAND ONE HUNDRED FIFTY AND NO/100 ($2,150.00) DOLLARS, cash in hand paid to me by the CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID CITY, the receipt of which is hereby acknowledged,

I, A. S. JOHNSON, have bargained and sold and by these presents do transfer and convey unto the said CITY OF NASHVILLE, ACTING BY AND THROUGH THE ELECTRIC POWER BOARD OF SAID CITY, its successors and assigns, a certain tract or parcel of land located in Nashville, Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 38 on the Plan of Luna Heights, Section Two, as of record in Book 2900, page 85, Register's Office for said County, and described as follows:

Beginning at a point in the southeasterly margin of Jansing Drive, the common corner of Lots 37 and 38; thence southeasterly 370.0 feet to an iron pin in the line between Lots 37 and 38; thence northeasterly 5.0 feet to a concrete monument in the northeasterly line of the subdivision; thence North 29° 17' West 325.6 feet to an iron pin in the northeasterly line of the subdivision; thence along the line between Lot 38 and Reserved Parcel "A", 87.6 feet to an iron pin in the southeasterly margin of Jansing Drive; thence south westwardly with the margin of said Jansing Drive, 174.0 feet to the point of beginning.

Being part of the same property conveyed to A. S. Johnson, by deed from Roy H. Anderson and wife, of record in Book 2357, page 592, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3066, page 234, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 30 foot minimum building setback line from Jansing Drive, a 10 foot easement for public utility purposes along the north line of said lot, and a 20 foot easement for public utility purposes along the northeasterly line of said lot, as shown on Plan of record in Book 2900, page 85, said Register's Office.

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