BK 3099

91909

WARRANTY DEED

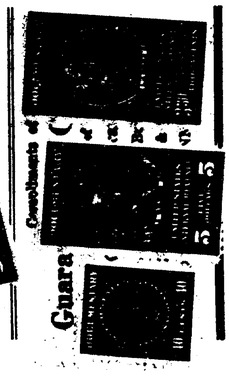
FROM

Houston T. Ezell, et ux

TO

Ed Brown

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of JUL A.D. 1970 12 o'clock M.
Noted in Book ___ Page 223
Recorded in Book ___ Fee ___
Recording Fee ___
JAMES P. WILSON, Register
By ___



WARRANTY DEED

For and in Consideration of the sum of ten and no/100

($10.00) DOLLARS

cash in hand paid by Ed Brown and other good and valuable consideration, receipt of all of which is hereby acknowledged,

we, Houston T.Ezell and wife, Mabel W. Ezell

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

Ed Brown, his

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

Land in the 6th Civil District of Davidson County, Tennessee, being lot No. 31 on the Plan of Hill-N-Dale Acres, as of record in book 2900, page 33, Register's Office for said County, described as follows: Beginning at a point on the easterly margin of Bunkerhill Drive at the common corner of lots Nos. 31 and 32 on said Plan; thence with the line between said two lots, easterly 165 feet to a concrete monument in the westerly line of lot No. 47 on said Plan; thence with the line between said lots Nos. 31 and 47, northerly 160.8 feet to the southerly margin of Havenhill Drive; thence with the same, around a slight curve to the right, westerly 100.6 feet to a concrete monument at the beginning of a curve, thence around a curve to the left having a radius of 25 feet, southwesterly 38.8 feet to the easterly margin of Bunkerhill Drive; thence with the same, southerly 115.8 feet to the beginning.

Being part of the real property conveyed to Houston T. Ezell and wife, Mabel W. Ezell, by deed from Holiday Inns.of America, Inc., dated June 16, 1959, filed June 22, 1959, and recorded in book 2921, page 541, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along southerly line of premises, overhang easement over the westerly part of premises, 40-foot building setback line from Bunkerhill Drive and Havenhill Drive, and conditions of owners certificate as shown on plan of record in book 2900, page 33,said Register's Office; and to restrictive covenants contained in an instrument of record in book 2959, page 213, said Register's Office.

PG 337