BK 3130

Book 2991 Page 597

$14.30 3093 12/30/59

WARRANTY DEED

FROM

L. L. Schroader et ux

TO

William Anthony Johnson et ux

File: Union Trust Co.'s box.

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 15 day
of SEP A.D. 1960
at 11:25 o'clock A.M.
Noted in Book 36 Page 233
Recorded in Book Page
Recording Fee $3.00
JAMES P. WILSON, Register
By Dep. Reg.

Guara

WARRANTY DEED

For and in Consideration of the sum of (10.00)

- - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - **DOLLARS**

good and valuable consideration, paid by the grantees, the receipt of which is hereby acknowledged,

We, L. L. Schroader and wife, Grace Frank Schroader

have bargained and sold, and by these presents do transfer and convey unto the said William Anthony Johnson and wife, Alma Lucille Johnson, their

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

Land in Davidson County, Tennessee, being lot No. 44 on the Plan of Donnell Estates, Section 1, as of record in book 2900, page 15, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Lucien Road at the corner of lots Nos. 44 and 45; thence with the line between said two lots southeastwardly 226.9 feet to the northeast corner of lot No. 37; thence with the line between lots Nos. 37 and 44 southwestwardly 38.6 feet to the northeasterly line of lot No. 41; thence with the northeasterly line of lots Nos. 41 and 42 northwestwardly 199.45 feet to the southeast corner of lot No. 43; thence with the line between lots Nos. 43 and 44 northwestwardly 123 feet to the southeasterly margin of Lucien Road; thence with said Road northeastwardly 101 feet to the beginning.

Being the same real property conveyed to D. L. Schroader and wife, Grace Frank Schroader, by deed from W. C. Moncrief & Company, Inc., dated August 10, 1959, filed October 30, 1959, and recorded in book 2991, page 590, said Register's Office.

This conveyance is made subject to restrictions of record in book 2927, page 581, Register's Office for Davidson County, Tennessee, and easement for public utility purposes, 50-foot building setback line from Lucien Road and conditions of owners certificate as shown on plan in Book 2900, page 15, Register's Office for Davidson County, Tennessee .

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