K 3157

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 17,500.00

- - - Seventeen Thousand Five Hundred and No/100 - - - - - - DOLLARS

cash in hand paid by L. G. Rist and wife, Nina E. Rist, the receipt of which is hereby acknowledged.

We, William Brecheen and wife, Pearl E. Brecheen

have bargained and sold, and by these presents do transfer and convey unto the said - - - - L. G. Rist and wife, Nina E. Rist, their - - - - - - - - - - - -

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

Being part of Lot B-6 and B-7 on the Plan of Tamble Subdivision, as of record in Book 974, page 31, Register's Office for said County, described as follows:
BEGINNING at a point in the north margin of Homestead Road, 60 feet westerly from the common corner of Lots B-6 and B-7; this being the southeast corner of the property conveyed to John Edward Haskins and wife, as of record in Book 2702, page 209; thence with Haskins's easterly line, North 3° East 190 feet to a point; Haskin's northeast corner; thence with Haskin's northerly line, South 89° 32' West 75 feet to an iron pin in the east line of Ernest V. Lee's lot; as conveyed by deed of record in Book 1849, page 557, said Register's Office; thence with Lee's easterly line along a fence, North 3° East 337.2 feet to a corner post; thence North 89° 51' East 169.9 feet to a point in the west line of the lot of Fred C. Young; thence with Young's line, along a fence, South 2° 38' East 426.6 feet to an iron pin in the north margin of Homestead Road; thence with the margin of the same, westerly 137.4 feet to the point of beginning.
Being part of the property conveyed to William Brecheen and wife, Pearl E. Brecheen, by deed from Fred C. Young and wife, as of record in Book 2393, page 590, said Register's Office.
This conveyance is made subject to the following:
Restrictions in deed of record in Book 2393, page 590 as follows: "It is understood and agreed that no house shall be erected on said property containing less than 900 sq ft of floor space."
Title to that portion of premises embraced within the bounds of Homestead Road, as widened by deed to Davidson County, of record in Book 1341, page 347, wherein said road was widened to 50 feet.
Easement for the flow of a creek or branch across Lot B-6.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said - - - - L. G. Rist and wife, Nina E. Rist, their heirs and assigns, forever.

And we do covenant with the said L. G. Rist and wife, Nina E. Rist that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, William Brecheen and wife, Pearl E. Brecheen do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said L. G. Rist and wife, Nina E. Rist, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 25 day of October, 19 60.

William Brecheen

Pearl E. Brecheen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Frankie Wilkes, a Notary Public in and for said County and State, the within named William Brecheen and wife, Pearl E. Brecheen

the bargainer s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28 day of October, 19 60.

Commission expires 7-24-62

Frankie Wilkes
Notary Public

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