BK 3160

WARRANTY DEED

FROM Charles Buchanan, Jr., et ux

TO

C.E. Walker, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of NOV A.D. 1960 at 2:24 o'clock PM
Noted in Book 47 Page 335
Recorded in Book Page
Recording Fee $2.00
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 C. E. Walker and wife, Ludell Walker, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

We, Charles Buchanan, Jr. and wife, Rose B. Buchanan
have bargained and sold, and by these presents do transfer and convey unto the said C. E. Walker and wife, Ludell Walker, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 286 on the Map of Charlotte Park, Section Eleven, as of record in book 2900, page 79, and80, Register's Office for said County, described as follows:
Beginning at a point in the northwesterly side of Annex Avenue, common corner of Lots Nos. 285 and 286; thence with the line between said two lots, northwesterly 150.0 feet to a point; thence southwesterly 83.0 feet to a point in the northeasterly margin of River Rouge Drive; thence with the margin of said Drive southeasterly 125.0 feet to a point; thence around a curve in an easterly direction, 39.3 feet to a point in the northwesterly margin of Annex Avenue; thence with the margin of said Avenue northeasterly 58.0 feet to the point of beginning.
Being the same real property conveyed to Charles Buchanan, Jr., and wife, Rose B. Buchanan, by deed from Consolidated Developments, Inc., dated May 3, 1960, filed May 13, 1960, and recorded in book 3070, page 477, said Register's Office.
This conveyance is made subject to a easement for an electric power line, of record in book 787, page 58, said Register's Office and to an agreement between Consolidated Developments, Inc. and City of Nashville, of record in book 2593, page 566, said Register's Office; and to a ten-foot easement for public utility purposes along rear line of premises, of record in book 2900, pages 79 and 80, said Register's Office; and to restrictive covenants contained in an instrument executed by Consolidated Developments, Inc., of record in book 3033, page 638, said Register's Office, and a 30-foot building setback line

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