K 3186

WARRANTY DEED

FROM 31891

BERT R. ALLISON, JR. et ux

TO

CHARLES A. HOSTETTLER et ux



J. Ross Cheshire, Jr., Atty.

WARRANTY DEED

For and in Consideration of the sum of NINETEEN THOUSAND FIVE HUNDRED AND NO/100 ($19,500.00) DOLLARS cash in hand paid by CHARLES A. HOSTETTLER and wife CHRISTINA D. HOSTETTLER, receipt of which is hereby acknowledged,

we, BERT R. ALLISON, JR. and wife BERNICE D. ALLISON have bargained and sold, and by these presents do transfer and convey unto the said Charles A. Hostettler and wife Christina D. Hostettler, 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. 21 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said County, and described as follows:

BEGINNING at a point in the northeasterly margin of Laird Road at the common corners of Lots 20 and 21; thence with the line between said lots northeasterly 166.5 feet to a point; thence southeasterly 160.2 feet to a point in the northwesterly margin of Post Road; thence with the margin of the same southwesterly 111.8 feet to a concrete monument at the beginning of a curve; thence around said curve southwesterly 39 feet to a concrete monument in the northeasterly margin of Laird Road; thence with the margin of the same, northwesterly 131.2 feet to the beginning.

Being the same real property conveyed to Bert R. Allison, Jr. and wife Bernice D. Allison, by deed from N. C. Dunn, Jr. and wife, dated September 3, 1957, filed September 9, 1957, and recorded in Book 2696, page 250, said Register's Office.

The aforedescribed property is subject to a ten-foot utility easement along northerly and westerly lines of premises, 60-foot building setback line from Laird Road and Post Road, and conditions of owners certificate as shown on plan of record in book 2331, page 120, R.O.D.C., Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved and not then if less area results than established by restrictions on property, and restrictive covenants contained in an instrument executed by

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