DO NOT PUBLISH

5/46

WARRANTY DEED

FROM

BERNARD V. BOWEN, ET UX

3407

TO

HAROLD E. MITZELFELT, ET UX

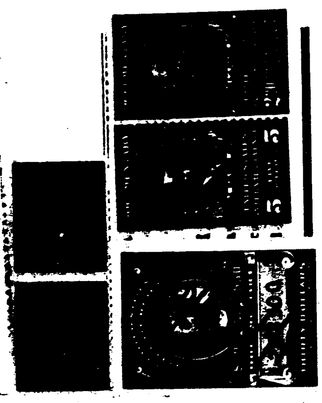
DO NOT PUBLISH

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 12 day of APR A.D. 1960 at 10:58 o'clock A.M.
Recorded in Book 4438 Page 200
Recording Fee 1.00
JAMES H. WILSON, Register

By [illegible] D.C.



WARRANTY DEED

For and in Consideration of the sum of ($10.00) - - - - - - - - - - - - - - - -

TEN AND NO/100 - DOLLARS

Cash in hand paid and other valuable consideration, the receipt of which is hereby acknowledged,

We, Bernard V. Bowen and wife, Dollie S. Bowen

have bargained and sold, and by these presents do transfer and convey unto the said Harold E. Mitzelfelt and wife, Sylvia J. Mitzelfelt, their

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

Being Lot No. 26 on the Map of Madison Heights, Section II, part II, as of record in Book 2133, page 83, Register's Office for said County.
Said lot fronts 125 feet on the south side of Berwick Trail and runs back between lines, 375 feet on the east line and 381 feet on the west line to the Cumberland River on which it measures 125.15 feet.
Being the same property conveyed to Bernard V. Bowen and wife, Dollie S. Bowen, by deed from Eckhardt Company, Inc., of record in Book 2271, page 451, said Register's Office.

Said property is subject to restrictions filed for record Dec. 3, 1953 in Book 2241, page 209, Register's Office for Davidson County, Tennessee.
Said property is subject to easement granted the United States of America by Eckhardt Company, Ins., relative to Cumberland River in connection with the Cheatham Lock and Dam Project known as Tract R-1828-1-2-3, and which easement is yet unrecorded.
The recorded plan shows an Owner's Certificate, a 200 foot set-back line from Berwick Trail which was amended in Book 2276, page 250, to 150 feet, and shows a 10 foot easement for public utilities running through a part of the scuth part of the lot near the Cumberland River.
Title to that portion of the premises within the bounds of high water mark and low water mark of the Cumberland River.