BK 3224

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WARRANTY DEED

FROM

Hal L. Hix, et ux

TO

Carl T. Craft, et ux

STATE OF TENNESSEE
COUNTY
Recorded in Book 3224 Page 45
Recording Fee $2.00
JAMES P. WILSON, Register
By M. Stanley
Ed. Ins.

MAY 23 1961

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of sixteen thousand, four hundred and no/100----------($16,400.00)-------DOLLARS

cash in hand paid by Carl T. Craft and wife, Naomi U. Craft, the receipt of which is hereby acknowledged,

we, Hal L. Hix and wife, Gladys Davis Hix

have bargained and sold, and by these presents do transfer and convey unto the said Carl T. Craft and wife, Naomi U. Craft, 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. 294 on the Map of Charlotte Park, Section Ten, as of record in book 2900, page 78, Register's Office for said County. Said lot No. 294 fronts 75.5 feet on the northeasterly side of River Rouge Drive, and extends back 188.2 feet on the northwesterly line and 238.6 feet on the southeasterly line, to an irregular line in the rear on which it measures 74.0 feet.

Being the same real property conveyed to Hal L. Hix and wife, Gladys Davis Hix, by deed from Consolidated Developments, Inc., dated August 1, 1960, filed August 2, 1960, and recorded in book 3102, page 504, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities and drainage along rear line of premises, 5-foot sewer easement across southwesterly line, 30-foot building setback line from River Rouge Drive, and conditions of owners certificate as shown on plan of record in book 2900, page 78, said Register's Office, and a pumping charge agreement of record in book 2593, page 566, said Register's Office, and to restrictive covenants contained in an instrument of record in book 3033, page 638, said Register's Office.

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