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WARRANTY DEED

FROM

Claude M. Richmond, et ux

to

Harold Joseph Fleming, et ux

REGISTER'S OFFICE

STATE OF TENNESSEE } ss.



Noted in Book ... Page ...

Recorded in Book ... Page ... STATE OF TENNESSEE,

Recording Fee DAVIDSON COUNTY

Received for record 12 day of JUN A.D. 19 61 at 2 o'clock P.M.

Filed in Book 99 Page 127

By ... Deputy Register

Recording Fee ...

Published by ...

JAMES P. WILSON, Register

By ... D.C.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE

Zone Office
LAWYERS TITLE INSURANCE
CORPORATION
of Richmond, Virginia

For and in consideration of the sum of Ten ---------- DOLLARS

(10.00)

paid in cash, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Claude M. Richmond and wife, Amye D. Richmond

have bargained and sold, and by these presents do transfer and convey unto the said Harold Joseph Fleming and wife, Billie Jo Fleming, 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. 31 on the Plan of Hillhurst Acres, Section 1, as of record in Book 2331, pages 50 and 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 31 is described as follows: Beginning on the westerly margin of Rich Acres Drive at the southeast corner of a tract marked "R. D. Richmond," said point being 161.5 feet south of a concrete monument in the south return of a curve at the southwest intersection of said Rich Acres Drive and Ewing Lane; thence with the southerly line of said Richmond property, south 87° 28' west 180.0 feet to a concrete monument; thence south 4° 51' west 195.3 feet to a concrete monument in the northerly margin of an unnamed 50-foot road; thence with same eastwardly 80.9 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 39.27 feet to the westerly margin of said Rich Acres Drive; thence with same northwardly 183.9 feet to the beginning.

Being a part of the same property conveyed to Claude M. Richmond and wife, Amye D. Richmond, by Warranty Deed from Richmond Homes, Inc. of record in Book 3020, page 235, said Register's Office.

This conveyance is made subject to a ten-foot utility easement along northerly line of premises, anchor easement at southwest corner of premises, 40-foot building setback line from Rich Acres Drive and an unnamed 50-foot road, and conditions of owners certificate, as shown on plan of record in Book 2331, page 50 and 51, said Register's Office.

This conveyance is subject to restrictive covenants contained in instruments of record in Book 2444, page 32, and in Book 2446, page 47, Register's Office for Davidson County, Tennessee.

Taxes for 1961 are assumed by the purchasers.

Paid in full June 2-1961
C. M. Richmond

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