K 3255

32398

WARRANTY DEED

FROM

M. L. Maxwell, et ux

TO

William L. Clodfelter, et ux

101 - Guill Court

Davidson Tenn

STATE OF TENN.
DAVIDSON CO.

Aug 1 1959 9 44 A.M.
Recorded in R.B.
Recording Fee 2.50
JAMES P. WILSON, Reg.



WARRANTY DEED

For and in Consideration of the sum of four thousand and no/100----------

----------($4,000.00)-------- DOLLARS

cash in hand paid by William L. Clodfelter and wife, Mabel P. Clodfelter, the receipt of which is hereby acknowledged,

we, M. L. Maxwell and wife, Ethel R. Maxwell

have bargained and sold, and by these presents do transfer and convey unto the said

William L. Clodfelter and wife, Mabel P. Clodfelter, 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. 6 on the Plan of Guill Heights, as of record in book 2854, page 10, Register's Office for said County.
Said lot No. 6 fronts 35.81 feet on the northwesterly side of Guill Court and extends back 219.1 feet on the northeasterly line and 291.8 feet on the southwesterly line to a dead line, which is a broken line, measuring 267.1 feet thereon.
Being part of the real property conveyed to M. L. Maxwell by deed from Stroud Gwynn, et al, dated March 16, 1959, filed April 7, 1959, and recorded in book 2884, page 49, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, 40-foot building setback line from Guill Court, and conditions of owners certificate as shown on plan of record in book 2854, page 10, said Register's Office, flowage easement of record in book 2204, page 503, said Register's Office, and to restrictive covenants contained in deed of record in book 660, page 631, said Register's Office.

This conveyance is made subject to and the premises herein described shall be encumbered by the following restrictions and covenants, all of which covenants and restrictions shall run with the land and shall be binding upon the grantees, their heirs, representatives and assigns and all who may hereafter own any part of the said premises for a period of 20 years from the date hereof:

PG 411