3277

54772

WARRANTY DEED

FROM

Tom Ragland and wife,

Martha Ragland

TO

William Garnett Landrum

and wife, Mary S. Landrum

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
For record ... day
A.D. 1961 ... o'clock
Noted in Book ... Page ...
Recording fee ...
JAMES P. WILSON, Register

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of One Thousand ($1,000.00) - DOLLARS cash in hand paid to Tom Ragland and wife, Martha Ragland, by William Garnett Landrum and wife, Mary S. Landrum, we, Tom Ragland and wife, Martha Ragland, have bargained and sold, and by these presents do transfer and convey unto the said William Garnett Landrum and wife, Mary S. Landrum, 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 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the Plan of the Division of the Henry W. Compton Estate, as of record in Plan Book 2, page 5 , Chancery Court at Nashville, being the westerly one-half of Lot No. 2 on the unrecorded plan of Fred Webber's Subdivision, described according to a survey made by S. R. Sanford, Jr., Surveyor, May 8, 1944, as follows:

Beginning on the southerly margin of Abbott-Martin Road at a point 62 1/2 feet west of the northwest corner of the property conveyed to William G. Landrum and wife, by deed from Charles H. King and wife, of record in Book 1683, page 141, Register's Office for said County; thence with the southerly margin of said Road westwardly 62 1/2 feet to the corner of Lots Nos. 1 and 2 on said unrecorded plan; thence with the line between said two lots southwardly 294 feet 2 inches to the common corner of Lots Nos. 1, 2 and 4; thence eastwardly 62 1/2 feet; thence northwardly 293 feet 10 1/2 inches, more or less, to the beginning.

Being the same real property conveyed to Tom Ragland and wife, Martha Ragland, by deed from Chas. H. King and wife, dated November 6, 1951, filed N vember 13, 1961, and recorded in Book 2027, page 423, said Register's Office.

The above conveyance is expressly subject to the following:

1. Ten-foot easement for public utility purposes along the rear line of premises, and 100-foot building setback line from Abbott-Martin Road, as shown on the unrecorded plan of Fred Webber's Subdivision, made by S. R. Sanford, Jr., Surveyor, May 8, 1944.

2. Restrictive covenants contained in deed from Woodmont Country Club to Winnie Manning Webber and husband, dated December 28, 1935, filed December 31, 1935, and recorded in Book 986, page 347, Register's Office for Davidson County, Tennessee.

297