WARRANTY DEED

FROM

Bill B. Jones Et Ux

55430

TO

Louise B. Winer

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day
of AUG A.D. 1961
at 2:19 o'clock P. M.
Noted in Book 99 Page 563
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By ___ Dep. Reg.

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

PIRTLE-WOODARD REALTY CO.
306 NASHVILLE TRUST BLDG.
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of THIRTY THOUSAND FIVE HUNDRED AND NO/100 - - - - - - - - - - - - - - - - -($30,500.00) - - - - - - - - - - - - - - - - - - DOLLARS

- - - - - - - - - - - - - - - - - $11,086.54 cash in hand paid by Louise B. Winer, the receipt of which is hereby acknowledged, and for the further consideration the said Louise B. Winer assumes and agrees to pay an indebtedness in the sum of $19,413.46, which indebtedness originally amounted to $21,000.00 and is fully described in a deed of trust executed by Bill B. Jones and wife, Valerie M. Jones, to R. Bruce Robertson, Jr., Trustee, dated October 28, 1957, filed October 31, 1957, and recorded in Book 2676, page 7, Register's Office for Davidson County, Tennessee, we Bill B. Jones and wife, Valerie M. Jones,

have bargained and sold, and by these presents do transfer and convey unto the said Louise B. Winer,

her 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 part of lot No. 20 on the Plan of Hillwood Estates, Section 1, as of record in Book 1835, page 117, Register's Office for said County, described as follows:

Beginning on the southeasterly margin of Vine Ridge Drive at a point 3 feet east of the corner of lots Nos. 20 and 21; thence southeasterly 251 feet, more or less, to a point in the northern boundary line of lot No. 17; thence with the line between lots Nos. 17 and 20, northeasterly 47 feet to the corner of lots Nos. 17, 18 and 20; thence with the line between lots Nos. 18 and 20, northeasterly 110 feet to the corner of lots Nos. 18, 19 and 20; thence with the line between lots Nos. 19 and 20, northerly 170 feet to the southeasterly margin of Vine Ridge Drive; thence with the same, southwesterly 204.9 feet to the beginning.

Being the same real property conveyed to Bill B. Jones and wife, Valerie M. Jones, by deed from James E. Patterson, et al, a partnership, doing business as Patterson and Fox, dated October 23, 1957, filed October 31, 1957, and recorded in Book 2702, page 323, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along southerly and easterly lines of premises, building setback line from Vine Ridge Drive, 75 feet on easterly line and 95 feet on westerly line, and conditions of owners certificate, as shown on plan of record in Book 1835, page 117, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property, as amended by instrument of record in Book 2136, page 521, said Register's Office, changing the 95 foot setback requirement to 85 feet, and to restrictive covenants contained in deed from H. G. Hill Realty Company to Robert N. Joyner and wife, dated February 2, 1953, filed February 20, 1953, and recorded in Book 2136, page 157, Register's Office for Davidson County, Tennessee.