K 3281

WARRANTY DEED

FROM 58991
Houston T. Ezell et ux

TO
Baxter R. Chambers et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of SEP A.D. 1959
at 2:52 o'clock
Noted in Book 92 Pages 724
Recorded in Book Page
Recording Fee $2.90
JAMES P. WILSON, Register
By [signature] D.R.

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 ten and no/100---------- ----------($10.00)---------- *DOLLARS* cash in hand paid by Baxter R. Chambers and wife, Peggy H. Chambers, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Houston T. Ezell and wife, Mabel W. Ezell,

have bargained and sold, and by these presents do transfer and convey unto the said Baxter R. Chambers and wife, Peggy H. Chambers, 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. 12 on the Plan of Hill-N-Dale Acres, as of record in Book 2900, pages 33 and 34, Register's Office for said County. Said lot No. 12 fronts 145 feet on the southeasterly side of Hollydale Drive and extends back 288.5 feet, more or less, on the northeasterly line and 275.4 feet, more or less, on the southwesterly line to the center of Mill Creek, measuring 149 feet, more or less, thereon. Being part of the real property conveyed to Houston T. Ezell and wife, Mabel W. Ezell, by deed from Holiday Inns of America, Inc., dated June 16, 1959, filed June 22, 1959, and recorded in Book 2921, page 541, said Register's Office.
This conveyance is made subject to a 10-foot easement for public utilities along rear line of premises, 10-foot drainage easement along northeasterly line of premises, anchor easement at westerly corner of premises, 40-foot building setback line from Hollydale Drive, high water line across rear part of premises, minimum floor elevation 444.5 feet, and conditions of owners certificate, as shown on plan of record in Book 2900, pages 33 and 34, said Register's Office, and to restrictive covenants contained in an instrument executed by Houston T. Ezell, et al, recorded in Book 2959, page 213, said Register's Office.

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