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WARRANTY DEED

FROM

F. S. BRENT AND WIFE, ETHEL J. BRENT

TO

ROY LEE ROSE AND WIFE, IVA SUE ROSE

Home Federal Savings & Loan Ass'n.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
NOV A.D. 1961
2:27 o'clock
Noted in Book 100 Page 390
Recorded in Book ____ Page ____
Recording Fee $2.80
... P. WILSON, Register

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS

And other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged,

We, F. S. Brent and wife, Ethel J. Brent have bargained and sold, and by these presents do transfer and convey unto the said Roy Lee Rose and wife, Iva Sue Rose their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 6 on the Plan of W. E. Quin, Jr's Lebanon Road Subdivision, as of record in Book 1424, page 111, Register's Office for said County, described as follows:

Beginning on the southerly margin of Lebanon Pike at the Corner of Lots Nos. 5 and 6; thence with the line between said two lots, southerly 275 feet to the northerly line of Lot No. 19; thence with the line between Lots Nos. 6 and 19 easterly 21.6 feet and continuing in the same direction 227.9 feet, in all 249.5 feet to the westerly margin of Quin Circle; thence with said Circle northerly 257.3 feet to the beginning of a curve; thence around said curve in a northwesterly direction 41.3 feet to the southerly margin of the Lebanon Pike; thence with said Pike southwesterly 199.4 feet to the beginning.

Being the same property conveyed to F. S. Brent and wife, Ethel J. Brent by deed from James Smiley and wife Lillian Smiley of record in Book 2805, page 317, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement granted the United States of America for Tennessee Valley Authority under instrument from Gertrude Adamson Carter and husband to the United States of America, dated November 29, 1944, filed December 2, 1944 of record in Book 1303, page 172, said Register's Office, for errection and maintenance for electric transmission lines, poles, towers and other structures and right of ingress and egress; Ten-foot easement for public utility purposes along the southwesterly 21.6 feet of premises, 75-foot building setback line from Lebanon Pike, 100-foot building setback line from Quin Circle and conditions of owners certificate as shown on plan in Book 1424, page 111; and Restrictive covenants contained in deed from W. E. Quin, Jr., to

(CONTINUED)

PG 15