K 3312

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71216

WARRANTY DEED

FROM

Homemakers, Inc.

TO

Otto Simpkins, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of DEC 1961 A.D. at 3:53 o'clock P M
Noted in Book 1966 Page 19
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] 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 thirteen thousand, nine hundred and no/100 ($13,900.00) ----- *DOLLARS*

cash in hand paid by Otto Simpkins and wife, Mary Alice Simpkins, the receipt of which is hereby acknowledged,

Homemakers, Inc., a Tennessee corporation, organized and existing under the laws of the State of Tennessee, with its principal office in Nashville, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Otto Simpkins and wife, Mary Alice Simpkins, 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. 54 on the Plan of Chickering Hills, Section 3, as of record in book 2663, page 17, Register's Office for said County, described as follows:
Beginning on the northwesterly marginof Crater Hill Drive at the corner of lots Nos. 54 and 55; thence with the line between said two lots northwesterly 666.8 feet; thence northerly 78.0 feet; thence south 59 degrees 28' east 555.98 feet; thence south 40 degrees 03' east 222.91 feet to the northwesterly margin of Crater Hill Drive; thence with the same southwesterly 228.71 feet to the beginning.
Being the same real property conveyed to Homemakers, Inc. by deed from W. L. Bainbridge, Jr., Trustee and W. L. Bainbridge, Jr., individually and wife, Julia W. Bainbridge, dated January 14, 1959, filed March 4, 1959, and recorded in book 2879, page 310, said Register's Office.
This conveyance is made subject to a pumping charge agreement of record in book 880, page 119, and contained in deed of record in book 2591, page 608, said Register's Office, twenty-foot easement for public utilities along the northerly and westerly lines of premises, 140-foot building setback line from Crater Hill Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 17, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2648, page 523, said Register's Office.

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