K 3341

WARRANTY DEED

FROM Marvin L. Hooten, et ux

TO William C. Vaughan, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day of FEB A.D. 1962 at 11:20 o'clock A M.
Noted in Book 101 Page 102
Recorded in Book 3341 Page 17
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] Deputy Reg.

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

For and in Consideration of the sum of four thousand, five hundred and no/100---
----------($4,500.00)----------*DOLLARS*
cash in hand paid by William C. Vaughan and wife, Joyce M. Vaughan, receipt of which is hereby acknowledged,



we, Marvin L. Hooten and wife, Edna W. Hooten
have bargained and sold, and by these presents do transfer and convey unto the said William C. Vaughan and wife, Joyce M. Vaughan, 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. 20 on the Plan of Hill-N-Dale Acres, as of record in book 2900, pages 33 and 34, Register's Office for said County, described as follows:
Beginning on the southwesterly margin of Deervale Drive at the corner of Lots Nos. 20 and 21; thence with the line between said two lots southwestwardly 280.4 feet; thence south 38° 16' east 160 feet; thence north 51° 44' east 255 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.3 feet to the southwesterly margin of said Deervale Drive; thence with same northwestwardly 135 feet to the beginning.
Being the same real property conveyed to Marvin L. Hooten and wife, Edna W. Hooten by deed from Houston T. Ezell and wife, dated September 21 1960, filed October 13, 1960, and recorded in book 3135, page 168, said Register's Office.
This conveyance is made subject to ten-foot utility easement along southwesterly line of premises, anchor easement at corner of lots Nos. 20 and 21, 40-foot building setback line from Deervale Drive, and 50-foot building setback line from the southeast line of premises, 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 of record in book 2959, page 213, said Register's Office.

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