K 3370

93352

WARRANTY DEED

FROM

WALTER YOUNG AND WIFE,

ERA G. YOUNG

TO

J. LEWIS POWELL AND WIFE,

RUTH MARIE POWELL

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day
of APR A.D. 1962
at 1:23 o'clock P.M.
Noted in Book 1611 Page 515
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

For and in Consideration of the sum of ----------($1.00)----------

----------**One** and No/100----------DOLLARS

Cash in hand paid by J. Lewis Powell and wife, Ruth Marie Powell, and pursuant to a contract for sale of real estate dated November 14, 1961, between the parties hereto wherein the Grantors, Walter Young and wife, agreed to purchase a tract of land from Grantees, J. Lewis Powell and wife, which included the hereinafter described property for the consideration therein recited and including the further consideration that Grantees could reserve a lot from the larger tract after its subdivision by said Grantors, and Grantees having elected to retain the hereinafter described lot,

We, Walter Young and wife, Era G. Young,

have bargained and sold, and by these presents do transfer and convey unto the said

J. Lewis Powell and wife, Ruth Marie Powell,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Haynes Meade Subdivision, Section Three, which subdivision has been designated Subdivision No. 62-5 by the Davidson County Planning Commission, and given preliminary approval of said Commission, but has not been recorded in the Register's Office for Davidson County, Tennessee, and said lot is further described as shown on the subdivision plan as prepared by J. R. Wauford & Company, Engineers, as follows:

Beginning at a point in the northeasterly margin of Whites Creek Pike at the common corner of Lots Nos. 1 and 2 as shown on said Plan; thence with the common dividing line between Lots Nos. 1 and 2, northeasterly 113.3 feet to a concrete monument in the common dividing line between Lots 1, 2 and 3; thence along the common dividing line between Lots Nos. 2 and 3 eastwardly 104.5 feet to the westerly margin of Seminary Street; thence with the margin of Seminary Street and in a southwesterly direction, 110 feet to a concrete monument at the beginning of a curve; thence southwesterly around said curve, having a radius of 25 feet, 39.77 feet to a concrete monument in the northeasterly margin of Whites Creek Pike; thence with the margin of said pike, and with the curve thereof, 141.35 feet to the point of beginning.

Being part of the property conveyed to Walter Young and wife, Era G. Young, by deed from J. Lewis Powell and wife, Ruth Marie Powell, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants that will be filed of record simultaneously with the recording of the plat of Haynes Meade Subdivision, Section III, which shall be applicable to this lot and the other lots shown on said plan, and likewise such easements and setback lines as are shown on the plan of said subdivision. It is expressly understood that the said J. Lewis Powell and wife, Ruth Marie Powell, by the acceptance of this deed, agree for themselves, their heirs and assigns to be bound by it and by such easements and setback lines, and the terms and provisions of such restrictive covenants.

PG 455