K 3401

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Grantee's Title 6705

WARRANTY DEED

FROM

A. E. Turner, et ux

TO

John D. Phillips

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day
of JUN A.D. 1962
at 9:45 o'clock A M
Noted in Book 3111 Page 91
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.



WARRANTY DEED

For and in Consideration of the sum of Ten and No/100 ($10.00)

DOLLARS

from John D. Phillips, unmarried, his

A. E. Turner and wife, Myrtle L. Turner,

have bargained and sold, and by these presents do transfer and convey unto the said John D. Phillips, unmarried, his

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 West Meade Hills, Section II, as of record in Book 2900, page 98, Register's Office for said County.
Said Lot No. 54 fronts a total of 140.1c feet along the northerly margin of Currywood Drive and runs back between lines measuring 259.4 feet on the northwesterly line and 273.9 feet on the southeasterly line, to a line in the rear, measuring a total of 165.4 feet thereon.
Being the same real property conveyed to A. E. Turner and wife, Myrtle L. Turner, by deed from Davidson Road Corporation, dated December 23, 1960, filed December 27, 1960, and recorded in book 3105, page 411, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along rear line of premises, 40-foot building setback line from Currywood Drive, anchor easement at northwest corner of premises, and conditions of owners certificate, as shown on plan of record in book 2900, page 98, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Davidson Road Corporation, of record in book 3097, page 485, Register's Office for said County.

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