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WARRANTY DEED

FROM

JAMES H. BEERS, ET UX

TO

DANIEL M. BERRY, JR., ET UX

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day
JUL A.D. 1962 M.
at 10:29 o'clock Book 4238 Page 225
Noted in Book 02 Page
Recording Fee
JAMES R. WILSON, Register
By Deputy Reg.

2.25

For and in Consideration of the sum of ($22,800.00)
TWENTY-TWO THOUSAND, EIGHT HUNDRED & NO/100 - - - - - - - - - - - - - - - - - DOLLARS
cash in hand paid by Daniel M. Berry, Jr., and wife, Mary H. Berry, the receipt of which is hereby acknowledged;

We, James H. Beers and wife, Marilyn Beers
have bargained and sold, and by these presents do transfer and convey unto the said Daniel M. Berry, Jr., and wife, Mary H. Berry, 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. 1 of Block "I" as shown on the Plan of Tyne Meade, Section 3, as of record in Book 1424, pages 12, 13, and 14, Register's Office for said County, described as follows:
Beginning on the northerly margin of Hemingway Drive, at the corner of lots Nos. 1 and 2; thence with the line between said two lots, northwardly 220 feet; thence eastwardly 188.2 feet to the westerly margin of Ledyard Drive; thence with said Drive, southwardly 200 feet to the beginning of a curve; thence around said curve in a southwesterly direction, 31.42 feet to the northerly margin of Hemingway Drive; thence with said Drive, westwardly 197 feet to the beginning.
Being the same real property conveyed to James H. Beers and wife, Marilyn Beers, by deed from Joseph H. Hart, Jr., and wife, dated June 27, 1958, filed July 1, 1958, and recorded in Book 2794, page 275, Register's Office for said County.

The hereinabove conveyance is made to the said Daniel M. Berry, Jr., and wife, Mary H. Berry, their heirs and assigns, subject to the following:

1. Ten-foot easement for public utilities along the rear line of premises, 75-foot building setback line from Hemingway Drive, 37.5-foot building setback line from Ledyard Drive and conditions of owners certificate, as shown on Plan of record in Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

2. Restrictive covenants contained in an instrument executed by M. L. McMakin, Trustee, dated May 1, 1947, filed May 26, 1947, and recorded in Book 1489, page 471, Register's Office for Davidson County, Tennessee; to which reference is given herein for a complete description of said restrictive covenants.

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