17483

WARRANTY DEED

FROM

ELMO PHILLIPS, et ux

TO

L. C. GLADNEY, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of AUG AD 1962 at 11:10 o'clock A.M.
Noted in Book 10 Page 83
Recorded in Book [illegible] Page [illegible]
Recording Fee 2.00
JAMES P. JACKSON, Register
By [illegible] Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company



For and in Consideration of the sum of Twenty-seven Hundred Fifty and no/100 - - - - - - - -
($2,750.00) - *DOLLARS*

Cash in hand paid which is hereby acknowledged;

we, Elmo Phillips and wife, Myrtle Baars Phillips,
...
have bargained and sold, and by these presents do transfer and convey unto the said L. C. Gladney and wife, Helen Gladney,
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 6th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the division of the lands of Major J. B. Fitzhugh, deceased, as of record in Minute Book "J", page 353, County Court for said County, and a small tract lying adjacent to and southerly from said part of lot No. 6, described according to a survey made by J. R. Wamford and Co., Consulting Engineers, August 12, 1962, as follows:

Beginning at an iron pin in the southerly margin of Old Hickory Boulevard, said iron pin lying westerly 534.72 feet along the southerly margin of said Boulevard from the northwest corner of the property conveyed to Elmo Phillips and wife, by deed from Davidson County, Tennessee, as of record in book 3283, page 463, Register's Office for said County; thence with the southerly margin of said Boulevard south 65° west 67.7 feet to an iron pin at an offset in said Boulevard; thence with said offset north 25° west 5 feet to an iron pin in the southerly margin of said Boulevard; thence with the southerly margin of said Boulevard south 65° west 62.94 feet to an iron pin; thence with the same along a slight curve to the right, having a radius of 985.09 feet, westerly 45.28 feet to an iron pin at the beginning of a curve; thence along a curve to the left, having a radius of 25 feet, southwesterly 38.03 feet to an iron pin in the easterly margin of an unnamed road; thence with same south 19° 32' east 20.01 feet to an iron pin; thence with the same along a slight curve to the right, having a radius of 627.47 feet, southerly 145.65 feet to an iron pin; thence leaving said unnamed road, north 83° 46' east 224.18 feet to an iron pin; thence north 25° west 250.7 feet to the beginning, containing 0.973 acres, more or less.

Being part of the real property conveyed to Elmo Phillips and wife, Myrtle Baars Phillips, by deed from J. P. Dolan and wife, of record in book 1312, page 223, said Register's Office.

The following covenants to be deemed and construed as binding upon the grantees herein and all future owners of the property for the benefit of the grantor, its successors and assigns are expressly made a part of this conveyance.

To Wit:

1. That no building shall be erected on the property except for residential purposes which shall have not less than a minimum of 1,250 square feet of living area excluding basement, and to be constructed of brick to grade on all sides.

2. No building shall be erected nearer than 65 feet of the south edge of the right-of-way line of Old Hickory Boulevard and not nearer than 25 feet from either side line and not nearer than 25 feet to the rear line of the property.

3. No livestock shall be permitted to be maintained or kept on the premises except pets and child's size pony.