K 3459

Return to GUAR. TITLE 28178

B-170448 $13,950.00

WARRANTY DEED

FROM

Joe Zeitlin, Trustee

TO

Donald L. Winters, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day
of OCT A.D. 1962
at 2:41 o'clock P M.
Noted in Book 103 Page 169
Recorded in Book Page
Recording Fee $2.00
Elbert J. McWorter, Register
By L. [illegible] Deputy Reg.

Compliments of
Guaranty Title Company

WARRANTY DEED

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

cash in hand paid by Donald L. Winters and wife, Joyce E. Winters, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Joe Zeitlin, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Donald L. Winters and wife, Joyce E. Winters, 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. 246 on the Plan of Kenilworth Estates, Section 4, as of record in book 3300, pages 34, 35 and 36, Register's Office for said County, described as follows:
Beginning on the southerly margin of Eisenhower Drive, at the corner of lots Nos. 246 and 247; thence with the line between said two lots, southerly 158.7 feet; thence westerly 58.6 feet to the beginning of a curve; thence around said curve having a radius of 20 feet, northwesterly 33 feet to the easterly margin of Linbar Drive; thence with the same, northerly 123 feet to the beginning of a curve; thence aroundsaid curve having a radius of 20 feet, northeasterly 31.4 feet to the southerly margin of Eisenhower Drive; thence with the same, easterly 60 feet to the beginning.
Being part of the real property conveyed to Martin Zeitlin, Trustee, by deed from Adam J. Strasser and wife, of record in book 3072, page 556, said Register's Office.

An amendment to agreement of record in book 3311, page 276, Register's Office for Davidson County, Tennessee, authorizes either Martin Zeitlin, Trustee, or Joe Zeitlin, Trustee, to execute any conveyances.

This conveyance is made subject to a 10-foot utility easement along easterly and southerly lines of premises, anchor easement at southwest corner of premises, overhang easement across northerly part of premises, 20-foot building setback line from Linbar Drive and 30-foot building setback line from Eisenhower Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3316, page 339, Register's Office for said County.

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