BK 3464

34909

WARRANTY DEED

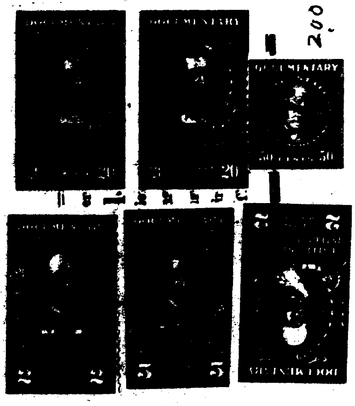
FROM

ROBERT C. HOLSEN ET UX

TO

ELIZABETH McQUIDDY SHACKLETT

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of NOV A.D. 1956 at 10:44 o'clock A.M.
Noted in Book 2323 Page 224
Recorded in Book ____ Page ____
Recording Fee $3.50
Register
Deputy Reg.



WARRANTY DEED

For and in Consideration of the sum of $10.00 *DOLLARS*

Ten and No/100

cash in hand paid by the grantee , and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, Robert C. Holsen and wife, Constance W. Holsen

have bargained and sold, and by these presents do transfer and convey unto the said Elizabeth McQuiddy Shacklett, her heirs ~~and~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 2 on the Plan of Lealand Manor Fifth Addition, Block "A", a part of the Overton Lea Estate, not of record, described according to a survey made by William A. Pitts, Surveyor, as follows:
Beginning on the southeasterly margin of Overton Lea Road 245.6 ft southwest of the northwest corner of the property conveyed to Lorene Keele Cooper by deed from F. N. McNeill, Jr. Executor and Trustee, of record in book 1714, page 134, Register's Office for said County, being the corner of lots Nos. 2 and 3; thence with the line between said two lots south 17° 57' east 382.2 feet to the northwesterly margin of Ridgeview Drive (proposed); thence with same southwestwardly 461.15 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots north 3° 59' west 611.6 feet to the southeasterly margin of Overton Lea Road; thence with same northeastwardly 238.53 feet to the beginning, containing 3.42 acres, more or less.
Being the same real property conveyed to Robert C. Holsen and wife, Constance W. Holsen, by deed from Lorene Keele Cooper and husband, dated August 10, 1956, filed August 14, 1956, and recorded in book 2590, page 287, said Register's Office.

This conveyance is made subject to the following:

One Hundred foot building setback lines from Overton Lea Road and Ridgeview Drive, and conditions of owners certificate, as shown on the unrecorded plan of Lealand Manor, Fifth Addition, 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.

Restrictive covenants contained in an instrument executed by Laura Lea Robertson dated April 6, 1939, filed April 8, 1939, and recorded in book 1081, page 643, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in deed from F. N. McNeill, Jr., Executor and Trustee, to Ernest L. Young and wife, Roberta Massey Young, dated May 1, 1951, filed May 3, 1951, and recorded in book 1972, page 212, Register's Office for Davidson County, Tenn. as follows:

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