WARRANTY DEED

FROM 53562

BILLY RAY LAWSON, ET UX

TO

JAMES C. BOWEN, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day
of MAR A.D. 1963
at 1:53 o'clock P. M.
Noted in Book 101 Page 772
Recorded in Book Page
Recording Fee $2.00
, Register
By Deputy Reg.

OLD HICKORY EMPLOYEES CREDIT UNION
OLD HICKORY, TENNESSEE

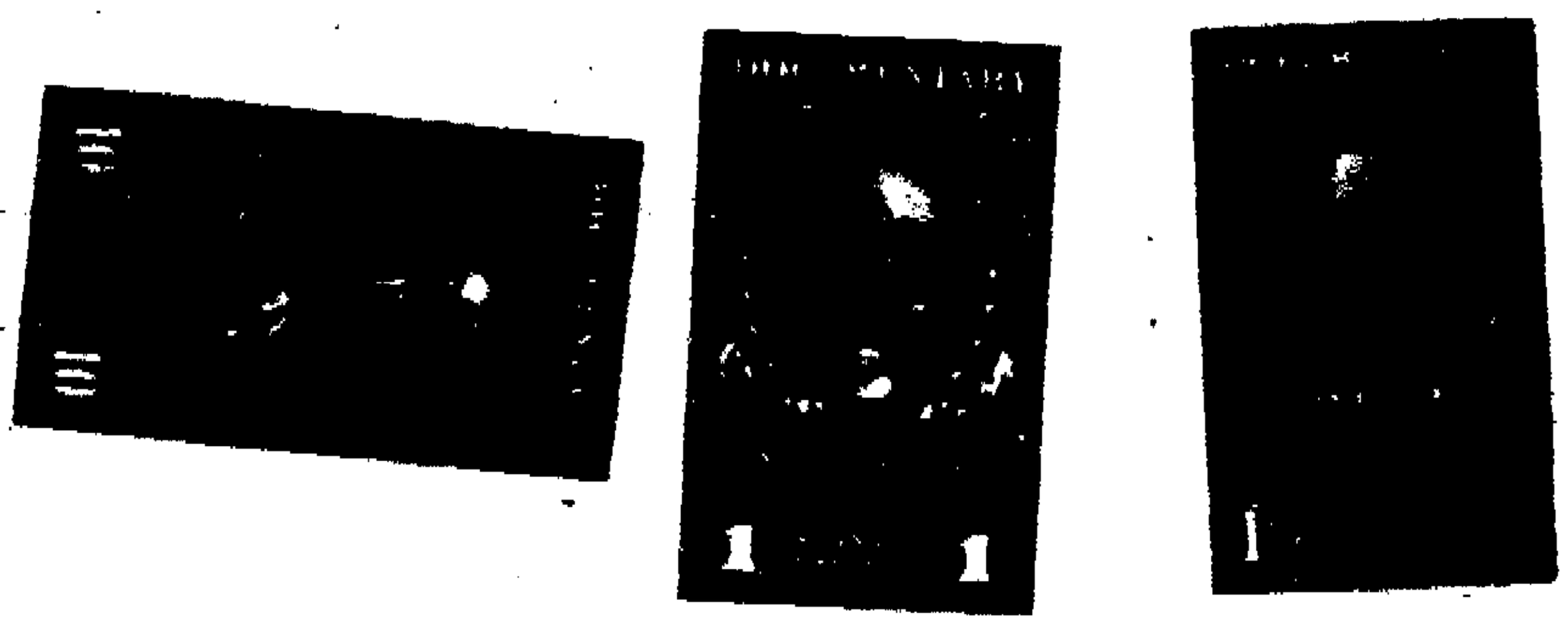
Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Earl Thompson, Attorney
415 Nashville Bank & Tr. Bl.

For and in Consideration of the sum of TEN AND- - - - - - - - - - - - -00/100

($10.00) - *DOLLARS*

cash in hand paid by the grantees, James C. Bowen and wife, Bonnie J. Bowen, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;



We, Billy Ray Lawson and wife, Alice Ann Lawson,

have bargained and sold, and by these presents do transfer and convey unto the said James C. Bowen and wife, Bonnie J. Bowen, 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. 19 on the Plan of Section II, the Knoll, as of record in Book 2854, page 66, Register's Office for said County, described as follows:
BEGINNING at a point in the southwesterly margin of Anita Drive, at the corner of Lots 19 and 20; thence with the line between said lots, southwesterly 215 feet to a point; thence northwesterly 160 feet to the south margin of Claudia Drive; thence with the margin of the same northeasterly 190 feet to the beginning of a curve; thence around said curve, easterly 39.27 feet to the margin of Anita Drive; thence with the margin of the same, southeasterly 135 feet to the point of beginning. Being the same property conveyed to Billy Ray Lawson and wife, Alice Ann Lawson, by deed from Bacoga, Inc., in Book 2993, page 357, Register's Office for said County.

This conveyance is made subject to the following, to-wit:

"Restrictions recorded October 1, 1959, in Book 2962, page 502,"

"The recorded plan shows an Owner's Certificate, a 30-foot set-back line from Anita Drive, and from Claudia Drive, a 10-foot easement along the westerly rear line of the lot; an anchor easement 2½x20 feet on Anita Drive, at the south front corner of the lot; and shows that the anticipated flood elevation based on data of U. S. Corps of Engineers, as to the westerly part of the lot, is 429 feet above MSL, and that no improvements shall be built on said lot having a minimum floor elevation of 432 feet."