K 3531

WARRANTY DEED

FROM A. O. Burkitt 5492

TO J. L. Payne et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
29 day
of MAR A.D. 1963
at 2:22 o'clock P.M.
Noted in Book 0.4 Page 834
Recorded in Book Page
Recording Fee $2.00
Register
By Deputy Reg.

Compliments of
Guaranty Title Company
A Division of

WARRANTY DEED

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

paid in cash by J. L. Payne and wife, Grace Payne, and other good and valuable
considerations as stated, the receipt of which is hereby acknowledged, I,

I, A. O. Burkitt, a widower,

have bargained and sold, and by these presents do transfer and convey unto the said J. L. Payne and wife, Grace Payne, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots Nos. 17, 18 and 20, of Block "A", on the Map of Cherokee Park, Third Section, as of record in Book 84, pages 2 and 3, Register's Office for said County, and described as follows:
Beginning at a point in the northerly margin of Aberdeen Road at the corner of lots 16 and 17; thence with the line between said lots, northerly 133.2 feet to the south line of lot 20; thence with the line of the same, westerly 1[illegible] feet to the right-of-way of the N. C. & St. L. Railroad; thence with said right-of-way, easterly 179.[illegible] feet to an iron pipe in the west margin of Mockingbird Road; thence with the margin of the same, southerly 79.42 feet to a corner of Lot 19; thence with the line between Lots 19 and 20, westerly 40 feet to the corner of lots Nos. 18 and 19; thence with the line between said lots Nos. 18 and 19 southwardly 176.9 feet to the north margin of Aberdeen Road; thence with the margin of the same, westerly 120 feet to the point of beginning.
Said property was devised to A. O. Burkitt by will of Dollie T. Burkitt, deceased, of record in Will Book 78, page ____, County Court for said County.

This conveyance is made subject to easement for 15-inch sewer across lot 20 shown as Sewer No. 28 SS on plans in the office of the City Engineer of the City of Nashville; 35-foot building setback line from Aberdeen Road as to Lots 17 and 18 as shown on plan of record in book 843, page 3, Register's Office for Davidson County, Tennessee; restrictive covenants contained in deed of record in book 846, page 663, said Register's Office, as to Lots Nos. 17 and 18; and restrictive covenant contained in deed of record in book 967, page 328, said Register's Office, as to lot No. 20.

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