K 3533

WARRANTY DEED

FROM

Charles W. Leming, et ux

57011

TO

Charles F. Ervin, Jr., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
of APR A.D. 1963
at 1:04 o'clock P M.
Noted in Book 1015 Page 54
Recording Fee $2.00
Register

2.4.20

Company

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Union

WARRANTY DEED

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

cash in hand paid by Charles F. Ervin, Jr. and wife, Bonnie Rozelle Ervin, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles W. Leming and wife, Pearlean T. Leming,

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Ervin, Jr. and wife, Bonnie Rozelle Ervin, 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. 16 on the Plan of Battery Crest, Section One, as of record in book 2900, page 91, Register's Office for said County.
Said lot No. 16 fronts 120.56 feet on the easterly side of Shadescrest Drive and runs back 356.04 feet on the northerly line and 361 feet on the southerly line to a dead line, measuring 16 feet thereon.
Being the same real property conveyed to Charles W. Leming and wife, Pearlean T. Leming, by deed from Creighton and Brindley Realty Company, of record in book 3283, page 331, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utility purposes along southerly line of premises, overhang easement across the front of premises, 40-foot building setback line from Shadescrest Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 91, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3072, page 429, as amended by instrument of record in book 3098, page 290, Register's Office for said County.

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