BK 3536

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, receipt of which is hereby acknowledged, and love and affection, I, Edna E. Alrutz, a widow, have bargained and sold and by these presents do transfer and convey unto my daughter, Althea A. Fox, her heirs and assigns, all of my rights, title and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, said land being described as follows, to-wit:

Being lot No. 16 of Block No. 5 on the Map of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.

Said lot No. 16 fronts 90 feet on the Northerly side of Overlook Drive and runs back 201 feet on the Easterly line and 173 feet on the Westerly line to a dead line and shows 55 feet on said dead line.

Being part of the tract of land conveyed to E. L. Hampton by deed which is of record in Book 448, page 539, in said Register's Office.

And being the same land conveyed to William B. Alrutz and wife, Edna E. Alrutz, by E. L. Hampton and wife, Lula R. Hampton, by deed of record in Book 1003, Page 536, Register's Office for Davidson County, Tennessee

AND

Being Lot No. 17, Block 5 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 17 fronts 100 feet on the northerly side of Overlook Drive and runs back 219 feet on the easterly line and 201 feet on the westerly line to a dead line, measuring 54 feet thereon.

Being part of the property conveyed to E. L. Hampton by deed from Whitland Realty Company of record in Book 448, Page 539, said Register's Office.

The within described property transferred subject to the same restrictions as are recorded in Minute Book 42, Page 19, Chancery Court, Davidson County, Tennessee, and a further restrictimn that no residence shall be erected on said lot that will cost less than $6,000.

Being the same land conveyed to William B. Alrutz and wife, Edna E. Alrutz, from E. L. Hampton by deed of record in Book 1195, Page 575, Register's Office for Davidson County, Tennessee

To have and to hold said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Althea A. Fox, her heirs and assigns forever. In the simple, And I do covenant with my daughter, Althea A. Fox, that I am

PG 33