60227

WARRANTY DEED

FROM

Samuel P. Luckey, Jr. et ux.

TO

Wm. W. Holt, III et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 18 day of MAY A.D. 1963
at 8:45 o'clock A.M.
Noted in Book 4103 Page 179
Recorded in Book Page
Recording Fee $2.00
Register
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company

WARRANTY DEED

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

cash in hand paid by Wm. W. Holt, III and wife, Alice E. Holt, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Wm. W. Holt, III and wife, Alice E. Holt have assumed and agree to pay the unpaid balance of an original indebtedness of $12,500.00 secured by deed of trust of record in book 3707, page 563, Register's Office for Davidson County, Tennessee;

We, Samuel P. Luckey, Jr. and wife, Gloria R. Luckey,

have bargained and sold, and by these presents do transfer and convey unto the said Wm. W. Holt, III and wife, Alice E. Holt, 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. 83 on the Plan of the resubdivision of Lots 53 and 83, Kenilworth Estates, Section 1, as of record in book 2854, page 144, Register's Office for said County, described as follows:
Beginning on the easterly margin of Citrus Drive at the corner of lots Nos. 53 and 83; thence with the line between said two lots eastwardly 109.9 feet; thence south 22° 10' west 4.2 feet; thence south 3° 30' west 80 feet to the northerly margin of Penfield Drive; thence with same westerly 89 feet to the beginning of a curve; thence around said curve having a radius of 20 feet northwesterly 31.4 feet to the easterly margin of Citrus Drive; thence with same northerly 64 feet to the beginning.
Being the same real property conveyed to Samuel P. Luckey, Jr. and wife, Gloria R. Luckey, by deed from Martin Zeitlin, Trustee, of record in book 3185, page 445, said Register's Office.

This conveyance is made subject to overhang easement across southerly part of premises, easement for 8-inch sewer across southwest corner of premises, 40-foot building setback line from Citrus Drive and 20-foot building setback line from Penfield Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 144, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 3103, page 610, said Register's Office.