K 3571

66794

WARRANTY DEED

FROM 2-17357

FRANCIS D. PEDERSEN, et ux

TO

WILLIAM M. CHRISTIE, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 6 day of JUN A.D. 1963
at 2:30 o'clock P.M.
Noted in Book 0S Page 448
Recorded in Book Page
Recording Fee $2.00
Deputy Reg.

Compliments of
Guaranty Title Company

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*
cash in hand paid by William M. Christie and wife, Elizabeth K. Christie, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of the assumption by the said William M. Christie and wife, Elizabeth K. Christie, of the balance owing under the terms of a Deed of Trust executed by Francis D. Pedersen and wife, Gwendolyn D. Pedersen, to R. Bruce Robertson, Jr., Trustee, and recorded in Book 3319, page 109, Register's Office for Davidson County, Tennessee, to secure to the Prudential Insurance Company of America, the payment of a notein the principal sum of $28,000.00,

we, Francis D. Pedersen and wife, Gwendolyn D. Pedersen,

have bargained and sold, and by these presents do transfer and convey unto the said William M. Christie and wife, Elizabeth K. Christie, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 367, on the Plan of Hillwood Estates, Section 14, as of record in Book 2900, page 36, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Long Meadow Road at the corner of Lots Nos. 360 and 367; thence with the line between said two lots eastwardly 226.6 feet; thence north 24° 19' east 190 feet to the southerly margin of Gaylark Drive; thence with same westwardly 200 feet to the beginning of a curve; thence around said curve with a radius of 25 feet southwestwardly 39.27 feet to the easterly margin of said Long Meadow Road; thence with same southwardly 160 feet to the beginning.

Being the same real property conveyed to Francis D. Pedersen and wife, Gwendolyn D. Pedersen, by deed from R. C. Adams and wife, dated November 13, 1961, filed November 14, 1961, and recorded in Book 3310, page 179, said Register's Office.

This conveyance is made subject to the following:

1. Ten-foot utility easement along easterly line of premises, 75-foot building setback line from Long Meadow Road, 60-foot building setback line from Gaylark Drive, and conditions of owners certificate, as shown on Plan of record in Book 2900, page 36, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be

PG 448