BK 3575

File Murphree Mtg. Co.

70921

WARRANTY DEED

FROM

ANDREW EWING, TRUSTEE

TO

ALBERT W. SCHROEDER AND WIFE,

PATRICIA J. SCHROEDER

REGISTER'S OFFICE

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 28 day of June 1963

at 2:22 P.M.

Noted in Book 1515 Page 685

Recorded in Book Page

Recording Fee $ 2.00

County Register

By Deputy Reg.

Published by

TENNESSEE TITLE COMPANY
NASHVILLE, TENN.

TENNESSEE TITLE COMPANY

For and in Consideration of the sum of ---------- ($10.00) ----------

---------- TEN AND NO/100 ---------- DOLLARS

cash in hand paid by Albert W. Schroeder and wife, Patricia J. Schroeder, and other good and valuable considerations, receipt of which is hereby acknowledged,

I, the said Andrew Ewing, Trustee, acting pursuant to the powers conferred upon me by a certain deed of record in Book 2445, page 220, Register's Office for Davidson County, Tennessee, reference being made to said deed for the powers therein conferred upon me,

---------- have bargained and sold, and by these presents do transfer and convey unto the said Albert W. Schroeder and wife, Patricia J. Schroeder, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, shown as Reserved Parcel "B", on the Plan of Chickering Valley, as of record in Book 2331, pages 121, 122 and 123, Register's Office for said County, and described as follows:

Beginning in the easterly margin of Chickering Court, at the northwest corner of Lot 45; thence with said Court, in a northerly direction 219.1 feet to a monument; continuing with said Court, northerly 146 feet to a monument; and continuing with said Court, around a curve to the right, having a radius of 1125.7 feet, a distance of 13.8 feet to a monument; thence around another curve, in a northeasterly direction 40.4 feet to a monument in the southerly margin of Timberwood Drive; thence along the margin of said Drive, in an easterly direction 759.6 feet to a monument at the northeast corner of said Reserved Parcel "B"; thence South 0° 46' West 55.2 feet to a corner post; thence South 89° 05' West 336 feet to a corner post; thence North 89° 06' West 288 feet to a corner post, being an inner corner of said Reserved Parcel "B"; thence south along the east line of said Reserved Parcel, 405 feet to the northeast corner of Lot No. 45; thence with the northerly line of said lot, northwesterly 326 feet to the point of beginning.

Being part of the property conveyed to Andrew Ewing, Trustee, with full power to execute the proposed deed, by deed from Timothy C. Martin, et als, as of record in Book 2445, page 220, said Register's Office.

This conveyance is made subject to restrictions recorded June 11, 1956, in Book 2542, page 25, and the recorded plan which shows an Owner's Certificate, an anchor easement 2-1/2x30 feet on Chickering Court, at the south front corner of the lot; anchor easement 3x15 feet on Chickering Court located at the concrete monument at the beginning of the curve near the intersection of Timberwood Drive; and an anchor easement 3x15 feet on Timberwood Drive, near the center of the lot.

PG 1