BK 3576

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WARRANTY DEED

FROM

JOHN W. HOSKINS ET UX

TO

CHARLES A. REDDINGER ET UX

353 105 200 250

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DOCUMENTARY DOCUMENTARY

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

- - - - - - - Ten and No/100 - *DOLLARS*

cash in hand paid by Charles A. Reddinger and wife, Ladye O. Reddinger, and other valuable and sufficient considerations, receipt of all of which is hereby acknowledged.

We, John W. Hoskins and wife, Virginia S. Hoskins *have bargained and sold, and by these presents do transfer and convey unto the said* Charles A. Reddinger and wife, Ladye O. Reddinger, 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. 18 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, pages 15 and 16, Register's Office for said County, described as follows: Beginning at a point in the westerly margin of Churchwood Drive, being the common corner of Lots Nos. 18 and 146 of said subdivision; thence with the line between said Lots, westwardly 230 feet to a point in the easterly line of Lot No. 19; thence with the line between lots Nos. 18 and 19, southwardly 190 feet to a point in the northerly margin of Oak Valley Lane; thence with the margin of same, eastwardly 205 feet to a point, the beginning of a curve with a radius of 25 feet; thence around said curve 39.27 feet to a point in the westerly margin of Churchwood Drive; thence with the margin of same, northwardly 165 feet to the point of beginning.
Being the same real property conveyed to John W. Hoskins and wife, Virginia S. Hoskins, by deed from Ruby B. Cartwright, dated June 24, 1960, filed June 30, 1960, and recorded in book 3098, page 7, Register's Office for said County.
Being improved property & known as City No.4811 Churchwood Dr.(Oak Hill) Nashville, Tenn.
This conveyance is made subject to the following:

Ten-foot easement for public utilities along the westerly line of premises, 75 foot building setback line from Churchwood Drive and Oak Valley Lane, and conditions of owners certificate, as shown on plan of record in book 1835, pages 15 and 16, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in deed of correction from Lee Douglas, et al, etc. to Frank L. Cheek, dated August 15, 1933, filed August 16, 1933, and recorded in book 931, page 53, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument executed by Oak Hill Land Company, dated February 8, 1950, filed February 10, 1950, and recorded in book 1788, page 186, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument executed by Oak Hill Land Co., dated March 9, 1950, of record in book 1809, page 539, Register's Office for Davidson County, Tennessee.

Restrictive covenant contained in deed from Oak Hill Land Company, to W. D. Regen,Jr. and wife, dated June 30, 1950, filed July 12, 1950, and recorded in book 1854, page 587, Register's Office for Davidson County, Tennessee, as follows:

"Plans and specifications must be submitted on any residence to be erected on this lot to the grantor or agent for approval."

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