K 3614

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WARRANTY DEED

FROM Donald C. Howser, et ux

TO Adelle I. Atkisson

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record
on [illegible] at 1:15 o'clock P.M.
Noted in Book [illegible]
Recording Fee $ 1.25

Guarantee Title Co.
NASHVILLE, TENN.

10 Mail to Adelle & Company 6337 Charlotte Ave.

WARRANTY DEED

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

cash in hand paid by Adelle I. Atkisson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said Adelle I. Atkisson, and her agreement to pay the unpaid balance of $9,842.03 of an indebtedness in the original amount of $11,100.00, secured by deed of trust executed by Donald C. Howser and wife, Dorothy T. Howser, to Miller Kimbrough, Trustee, of record in book 2768, page 23, Register's Office for Davidson County, Tennessee,

We, Donald C. Howser and wife, Dorothy Thompson Howser,

have bargained and sold, and by these presents do transfer and convey unto the said Adelle I. Atkisson, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 8th Civil District of said County and State, being lot No. 89 on the Map of Charlotte Park, Section 1, as of record in book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County, more particularly described as follows:
Beginning at an iron pin in the northeasterly margin of American Road, common corner of lots Nos. 88 and 89; thence with the line between said two lots, in a northeasterly direction, 110.0 feet to a concrete monument; thence in a southeasterly direction, 119.8 feet to a concrete monument in the northwesterly margin of Henry Ford Drive; thence with said Drive, southwesterly 91.7 feet; thence around a curve in a westerly direction, 39.3 feet to a concrete monument in the northeasterly margin of American Road; thence with said Road in a northwesterly direction, 95.0 feet to the point of beginning.
Being the same real property conveyed to Donald C. Howser and wife, Dorothy Thompson Howser, by deed from Consolidated Developments, Inc., of record in book 2738, page 337, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities, 30-foot building setback line from American Road and 35-foot building setback line from Henry Ford Drive and conditions of owners certificate, as shown on plan of record in book 2663, pages 2, 3, 4, 5 and 6, Register's Office for Davidson County, Tennessee; agreement between Consolidated Developments, Inc. and City of Nashville, of record in book 2593, page 566, and to restrictive covenants contained in an instrument of record in book 2638, page 490, Register's Office for said County.

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