BK 3644

WARRANTY DEED

FROM 93739

CHARLES H. TRITSCHLER, JR., ET UX

TO

MILDRED LUNN

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 28 day
OCT A.D. 1960
at 9:16 o'clock A M.
Noted in Book 1107 Page 23
Recorded in Book Page
Recording Fee $ 2.00

Register
By Deputy Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

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

cash in hand paid by Mildred Lunn, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we, Charles H. Tritschler, Jr. and wife, Virginia D. Tritschler,

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

Being Lot No. 20 and the westerly 50 feet of Lot No. 21 of Block "E" on the Plan of Hillwood Estates Subdivision of Blocks B, D, E and A, as of record in Book 1835, page 59, Register's Office for said County.

Said Lot No. 20 and part of Lot No. 21 front 200 feet on the northerly side of Wilsonia Avenue and extends back 201.1 feet on the westerly line and 210 feet, more or less, on the easterly line to a dead line, measuring 212.3 feet thereon.

Being the same real property conveyed to Charles H. Tritschler, Jr. and wife, Virginia D. Tritschler, by deed from H. G. Hill Realty Company, dated November 8, 1950, filed December 1, 1950, and recorded in Book 1912, page 305, said Register's Office, and being improved property located at 214 Wilsonia Avenue, Nashville, Tennessee.

There is expressly reserved a strip of land five feet wide along the rear of said lots in Block "E" of Hillwood Estates, to be used by public utility companies now operating or that may hereafter operate in Davidson County, Tennessee, for the purpose of erecting poles for electric light wires, telephone wires, or for other forms of conduit across said property, in order to provide electric current, telephone, gas, water, sewerage, or other type services in Block "E" of Hillwood Estates.

The above described property is conveyed subject to a five-foot easement for public utility purposes along the rear line and along the line between Lots Nos. 20 and 21 of the above premises and 70-foot building setback line from Wilsonia Drive, as shown on plan of record in Book 1835, page 59, Register's Office for Davidson County, Tennessee.

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