BK 3679

WARRANTY DEED

FROM

G. Forrest Allen et ux

14209

TO

Harold J. Schrader

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 17 day of FEB A.D. 1964 at 2:30 o'clock P.M.
Noted in Book 68 Page 10
Recorded in Book 2696 Page 177
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 TWO THOUSAND, SIX HUNDRED, SEVENTY-FIVE ($2,675.00) & No/100- - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Harold J. Schrader, the receipt of which is hereby acknowledged,

We, G. Forrest Allen and wife, Naomi A. Allen

have bargained and sold, and by these presents do transfer and convey unto the said Harold J. Schrader, an unmarried man his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 312 on the Plan of Horton Heights, Section "J", as of record in book 2133, page 68, Register's Office for said County, described as follows:
Beginning on the easterly margin of Lansing Drive at the corner of lots Nos. 311 and 312; thence with said Drive, northwardly atound a slight curve, 68.9 feet to the corner of lots 312 and 313; thence with the line between said lots, northeastwardly 287.3 feet; thence south 12 deg. 10' east 284.3 feet; thence south 14 deg. 53' west 26.7 feet to the corner of lots No. 311 and 312; thence with the line between said lots, westwardly 211.2 feet to the beginning.
Being the same real property conveyed to G. Forrest Allen and wife, Naomi A Allen, by deed from W. L. Stevens, Jr., individually and Executor, and wife, dated August 28, 1957, filed Sept. 6, 1957, and recorded in book 2696, page 177, said Register's Office

Property is conveyed subject to the following:

1. Ten-foot easement for public utility purposes along rear line of premises, anchor easement at northwest corner, 80-foot building setback line from Lansing Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 68, 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.

(Continued on next page)

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