K 3703

WARRANTY DEED

THIS INSTRUMENT made and entered into on this the 31st day of March, 1964 by and between MRS. LURA AUSTIN McGAR, Conservator of the Estate of ERNEST E. AUSTIN, Party of the First Part, and MRS. ELIZABETH MILLER MYERS AND HUSBAND, JOHN BAXTER MYERS, Parties of the Second Part;

W I T N E S S E T H

THAT for and in consideration of the sum of TWENTY-FOUR THOUSAND FIVE HUNDRED ($24,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, the Party of the First Part has this day granted, bargained and sold and does by these presents grant, bargain, sell and convey unto the Parties of the Second Part, their heirs and assigns, the following described real estate, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 of Block "N" on theplan of Tyne Meade, Section 3, as of record in Book 1424, Page 14, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Hemingway Drive, at the southwest corner of the tract of land conveyed to J. Carlton Loser and wife by deed from M. L. McMakin, Trustee, of record in Book 1493, page 548, said Register's Office; thence with the northerly margin of said Hemingway Drive, north 63° 25' west 180.19 feet to the beginning of a curve; thence around said curve in a northwesterly direction 45.74 feet to a point in the easterly margin of Drayton Drive; thence with the easterly margin of said Drayton Drive, northwardly 179.19 feet to a point; thence eastwardly 200 feet to a point in the western boundary line of the tract of land conveyed to P. D. Houston, Jr.; thence with Houston's line, south 4° 07' west 50 feet to a point in the northern boundary line of another tract of land conveyed to J. C. Loser; thence with the northern boundary line of said Loser property, westwardly 8.3 feet to Loser's northwest corner; thence with the western boundary line of the property owned by said Loser, south 4° 07' west 238.65 feet to the beginning; and

Being the same property conveyed to Ernest E. Austin and wife, Mary O'Callaghan Austin by deed from Robbie Lee dated October 16, 1953, and of record in Book 2200, page 461, RODC, Tennessee.

This conveyance is made subject to utility easement, building setback lines and conditions of owners certificate as shown on plan in book 1424, pages 12,13 and 14, restrictive covenants in book 1489, page 471, said Register's Office.

TO HAVE AND TO HOLD unto the said parties of the second part, their heirs and assigns, forever.

And the party of the first part covenants to and with the parties of the second part that she is the Conservator of her father,

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