2011

41033

WARRANTY DEED

FROM

R. W. CRAVENS COMPANY, INC.

TO

ROBERT COWAN MONTGOMERY AND WIFE,

BILLIE R. MONTGOMERY

KIMBROUGH PHILLIPS COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record JUN 28 1961
at 8:22 A.M.
Recorded in Book 2100
Recording Fee
JAMES H. Register
By Deputy

Attorneys Title Company
Titles Guaranteed
120 Union Street
NASHVILLE, TENN.
Agents For
American Title & Insurance Co.
MIAMI, FLA.

FORM 88 - PERRY & PARKS CO., NASHVILLE

WARRANTY DEED

For and in Consideration of the sum of ---------$10.00---------
----------TEN AND NO/100----------DOLLARS

CASH IN HAND PAID AND OTHER VALUABLE CONSIDERATIONS, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED.

R. W. CRAVENS COMPANY, INC. A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, WITH ITS PRINCIPAL OFFICE AND PLACE OF BUSINESS IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, HAS

---------XXXXX bargained and sold, and by these presents do transfer and convey unto the said ROBERT COWAN MONTGOMERY AND WIFE, BILLIE R. MONTGOMERY

THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF DONELSON MEADOWS OF RECORD IN BOOK 1835, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID LOT NO. 3 IS DESCRIBED AS BEGINNING AT A POINT IN THE WESTERLY MARGIN OF COTTAGE LANE, THE COMMON CORNER OF LOTS 2 AND 3; THENCE WITH THE LINE BETWEEN SAID LOTS WESTERLY 180 FEET TO A POINT; THENCE NORTHERLY 80 FEET TO THE COMMON CORNER OF LOTS 3 AND 4; THENCE WITH THE LINES BETWEEN SAID LOTS EASTERLY 180 FEET TO THE WESTERLY MARGIN OF COTTAGE LANE; THENCE WITH THE MARGIN OF SAID LANE SOUTHERLY 80 FEET TO THE BEGINNING.

BEING PART OF THE SAME PROPERTY CONVEYED TO R. W. CRAVENS CONSTRUCTION COMPANY, INC. BY DEED OF SOUTHERN TRUST COMPANY DATED AUGUST 24, 1950, OF RECORD IN BOOK 1880, PAGE 407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND WHICH DEED WAS CORRECTED BY AN INSTRUMENT DATED JUNE 11, 1951, OF RECORD IN BOOK 1976, PAGE 588, REGISTER'S OFFICE FOR SAID COUNTY.

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD AFFECTING SAID PROPERTY, INCLUDING 50 FOOT BUILDING SET-BACK LINE, 20 FOOT EASEMENT FOR PUBLIC UTILITIES AND OWNER'S CERTIFICATE AS SHOWN ON PLAT OF RECORD IN BOOK 1835, PAGE 35, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND RESTRICTIONS OF RECORD IN BOOKS 412, PAGE 351, 1788, PAGE 509 AND 1847, PAGE 469, SAID REGISTER'S OFFICE.

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