WARRANTY DEED

FROM SWEENEY-CLARK REALTY COMPANY

TO R. W. Downing, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record DEC 8 1953
at 12:20 o'clock P.M.
and recorded in Book 41 Page 15
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.R.

Title Company
A DIVISION OF
Title Insurance Company
in Trust Building
Cor. Third & Union
ILLE, TENNESSEE

Form 103

WARRANTY DEED

For and in Consideration of the sum of

Ten and no/100 - - - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - DOLLARS

Cash in hand paid by R. W. Downing and wife, Ruby R. Downing, and other good and valuable considerations accepted as cash, the receipt of which is hereby acknowledged

SWEENEY-CLARK REALTY COMPANY, INC., a Corporation organized and exising under the laws of the State of Tennessee, with its principal office in Nashville, has

~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said R. W. Downing and wife, Ruby R. Downing, their

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

Being lot No. 93 on the Plan of Gra-Mar Acres, Section 2, as of record in book 2133, page 74, Register's Office for said County.
Said lot No. 93 fronts 92 feet on the easterly side of Saunders Avenue and runs back 354.9 feet on the northerly line and 445.4 feet on the southerly line to a dead line, measuring 154.1 feet thereon.
Being part of the property conveyed to Sweeney-Clark Realty Company, Inc. by deed from Marion Bradford Green et al, of record in book 2033, page 607, said Register's Office.

This conveyance is made subject to utility easement, anchor easement, easement for chartered right of way of L. & N. Railroad, 100-foot building setback line and conditions of owners certificate, as shown on plan in book 2133, page 74, Register's Office for Davidson County, Tennessee, and also restrictive covenants of record in book 2202, page 222, said Register's Office.