BK 2242

WARRANTY DEED

FROM Marshall M. Sweeney et ux.

TO Stanley H. Estes et ux.

6343

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record DEC 17 1953 at 8:53 A.M. and recorded in Book 2170 page 287
Fee $ 1.00
Register

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

FORM 103 FOSTER & PARKER CO., NASHVILLE

WARRANTY DEED

For and in Consideration of the sum of

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

cash paid by Stanley H. Estes and wife, Sarah P. Estes and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged; and the said Stanley H. Estes and wife, Sarah P. Estes assume and agree to pay the balance of $12,728.45 of an original indebtedness of $13,000.00 secured by deed of trust executed by Marshall M. Sweeney and wife, Evelyn W. Sweeney, to Ferriss C. Bailey, Trustee, dated March 11, 1953, filed March 13, 1953, and recorded in book 2170, page 3, Register's Office for Davidson County, Tennessee.



We, Marshall M. Sweeney and wife, Evelyn W. Sweeney

have bargained and sold, and by these presents do transfer and convey unto the said Stanley H. Estes and wife, Sarah P. Estes, 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. 28 of Section 3, McGaughey Heights, as of record in book 1835, page 120, Register's Office for said County.
Said lot No. 28 fronts 139.3 feet on the northerly side of Littonwood Drive and extends back 172 feet on the westerly line and 198.8 feet on the easterly line to a dead line, measuring 157.8 feet thereon.
Being the same property conveyed to Marshall M. Sweeney and wife, Evelyn W. Sweeney, by deed from Franklin G. Clark, et al, of record in book 2138, page 461, said Register's Office.

This conveyance is made subject to utility easement, 75-foot building setback line and conditions of owners certificate, as shown on plan in book 1835, page 120, and restrictive covenants contained in an instrument recorded in book 2044, page 310, Register's Office for said County.

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