WARRANTY DEED

FROM

H. B. Manners

8856

TO

Patricia Ann Cates

217 Bluehills Dr

Nash 10 Tenn

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day JAN 1954
Recording Fee $2.00
JAMES P. WILSON, Register

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

Form 103

128241

WARRANTY DEED

For and in Consideration of the sum of

Ten and no/100 - ($10.00) DOLLARS

cash in hand paid by Patricia Ann Cates and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged; and the said Patricia Ann Cates assumes and agrees to pay the unpaid balance of an original indebtedness of $9,000.00 secured by deed of trust executed by H. B. Manners and wife, Barbara Jean Manners to W. H. Haynes, Trustee, dated August 20, 1952, filed August 22, 1952 and recorded in book 2118, page 427, Register's Office for Davidson County, Tennessee; and the unpaid balance of an original indebtedness of $2500.00 secured by deed of trust executed by H. B. Manners to John Bates, Trustee, dated September 15, 1952, filed September 15, 1952 and recorded in book 2121, page 321, Register's Office for Davidson County, Tennessee.

I, H. B. Manners have bargained and sold, and by these presents do transfer and convey unto the said Patricia Ann Cates, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being lot No. 163 on the Plan of Merry Oaks, as of record in book 1835, pages 67 and 68, Register's Office for said County, described as follows: Beginning on the southerly margin of Ingleside Road at the corner of lots Nos. 162 and 163; thence with the line between said two lots southwardly 123 feet to the corner of lots Nos. 162, 163 and 164; thence with the line between said lots Nos. 163 and 164 westwardly 116.2 feet to the easterly margin of Blue Hills Drive; thence with same northwardly 156.8 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 42 feet to the southerly margin of Ingleside Road; thence with same eastwardly 120.2 feet to the beginning.
Being the same property conveyed to H. B. Manners by warranty deed from Myrtle M. Allen, of record in book 2092, page 125, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to easement for public utility purposes, 30-foot building setback line and conditions of owners certificate, as shown on plan in book 1835, pages 67 and 68; restrictive covenants contained in an instrument recorded in book 1788, page 427; and restrictive covenants contained in an instrument recorded in book 1855, page 377, said Register's Office, as amended by an instrument of record in book 1876, page 264, said Register's Office.