K 2274

16482

WARRANTY DEED 1954

FROM Sweeney-Clark Realty Company

TO John W. Givens, Jr. et ux.

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day of APR 1954 at 3:38 o'clock P.M.
Noted in Book ... Page 75
Recorded in Book ... Page ...
Recording Fee $2.50
JAMES P. WILSON, Register
By ... Dpty. Reg.

Guaranty Title Company
A DIVISION OF
Fidelity Title Insurance Company
American Trust Building
4th Ave. N. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of

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

cash in hand paid by John W. Givens, Jr. and wife, Vivian L. Givens, the receipt of which is hereby acknowledged.

SWEENEY - CLARK REALTY COMPANY, a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has bargained and sold, and by these presents do transfer and convey unto the said

John W. Givens, Jr. and wife, Vivian L. Givens, 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. 67 on the Plan of Gra-Mar Acres, Section 2, as of record in book 2133, page 74, Register's Office for said County, described as follows: Beginning on the easterly margin of Lemont Drive at the corner of lots Nos. 67 and 68; thence with the line between said two lots eastwardly 179.7 feet to the southwest corner of lot No. 66; thence with the line between said lots Nos. 66 and 67 northwestwardly 178 feet to the southeasterly margin of Lemont Court; thence with same southwestwardly 120 feet to the beginning of a curve; thence around said curve with a radius of 20 feet southwestwardly 28.80 feet to the easterly margin of said Lemont Drive; thence with same southwardly 90.95 feet to the beginning.
Being part of the property conveyed to Sweeney-Clark Realty Company 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 easement for public utility purposes, 50-foot building setback lines and conditions of owners certificate, as shown on plan in book 2133, page 74, Register's Office for Davidson County, Tennessee and restrictive covenants contained in an instrument recorded in book 2202, page 222, said Register's Office.

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