K 2276

17015

WARRANTY DEED

FROM
Joseph E. Artabasy and wife
Zena A. Artabasy

TO
Lester L. Shelley and wife
Dorothy F. Shelley

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day
APR A. D. 1954
at 1:45 o'clock P.M.
Noted in Book 81 Page 188
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By Mc Gunday D.C.

Guaranty Title Company
A DIVISION OF
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE
FORM 103

WARRANTY DEED

For and in Consideration of the sum of ($12,950.00)
Twelve thousand, nine hundred, fifty and oo/loo DOLLARS
cash in hand paid by Lester L.Shelley and wife Dorothy F.Shelley, receipt of which is hereby acknowledged.

We, Joseph E. Artabasy and wife Zena A. Artabasy

have bargained and sold, and by these presents do transfer and convey unto the said
Lester L. Shelley and wife Dorothy F. Shelley

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

Being lot number 49 on the Map of Merry Oaks, as of record in Book 1835,pages 68 and 69 , Register's Office for Davidson County,Tennessee.

Said lot number 49 fronts 80 feet on the east side of Blue Hills Road, and runs back between lines, 190 feet on the north line and 192.2 feet on the south line to a dead line in the rear, on which it measures 80.1 feet.

Being the same property conveyed to Joseph E.Artabasy and wife Zena A. Artabasy, by deed from Folk-Jordan Company,Inc., of record in Book 2102,page 543 of the Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 416,page 145 of the Register's Office for Davidson County,Tennessee, filed for record prior to February 15,1950, as amended by instrument in Book 1846,page 109 filed for record May 8,1950 and restrictive covenants of record in Book 1855,page 377 filed for record July 17-1950, as amended by instrument in Book 1876,page 264, filed for record August 8,1950.

The plan of record in Book 1835,pages 68 and 69, shows an Owner's Certificate, a 40-foot set-back line from Blue Hills Road and a 20-foot easement along the east rear line of the lot for public utilities.

Taxes for the year 1954 prorated as of date of deed and assumed by purchaser.

G 7