BK 2278

19029

WARRANTY DEED

FROM

Sweeney-Clark Realty Company, Inc.

TO

Thomas C. Penick et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day of MAY A.D. 1954 at 3:18 o'clock P M.
Noted in Book 82 Page 61
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. Dpt. Reg.

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

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

paid in cash by Thomas C. Penick and wife, Nelda G. Penick 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 existing under the laws of the State of Tennessee, with its principal office at Nashville, has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said**

Thomas C. Penick and wife, Nelda G. Penick, 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. 99 on the Plan of Gra-Mar Acres, Section 1, as of record in book 2133, page 27, Register's Office for said County.
Said lot No. 99 fronts 120 feet on the easterly side of Saunders Avenue and runs back 302.9 feet on the northerly line and 302.2 feet on the southerly line to the westerly right-of-way line of the L. & N. Railroad, measuring 121 feet thereon.
Being part of the property conveyed to Sweeney-Clark Realty Company, Inc., by deed from Lois M. Hadley and husband, of record in book 2084, page 207, said Register's Office.

This conveyance is made subject to utility easement, 100-foot building setback line and conditions of owners certificate as shown on plan in book 2133, page 27; restrictive covenants contained in an instrument executed by Sweeney-Clark Realty Company, Inc., recorded in book 2134, page 54; and amendment in an instrument recorded in book 2139, page 65, changing Item No. 12 of the restrictive covenants in book 2134, page 54, said Register's Office.

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