K 2291

WARRANTY DEED

FROM

C. J. Sain et ux.

TO

G. M. Robinson et ux.

REGISTER'S
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record JUL 27 1954
at 3:45 P. M. and Recorded in Book 3275
Note: If Book 3275 Recording Fee 2.00
Recording Fee
James P. Thayer
By

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

13664

WARRANTY DEED

For and in Consideration of the sum of

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

cash in hand paid by G. M. Robinson and wife, Beulah Mae Een Robinson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

We, C. J. Sain and wife, Celestine F. Sain

have bargained and sold, and by these presents do transfer and convey unto the said

G. M. Robinson and wife, Beulah Mae Een Robinson, 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. 17 on the plan of Lakeland, as of record in book 2133, page 15, Register's Office for said County.
Said lot No. 17 fronts 146 feet on the southeasterly side of Emery Drive and runs back 162 feet on the northeasterly line and 178.2 feet on the southwesterly line to a dead line, measuring 141.7 feet thereon.
Being part of the property conveyed to Tom F. Jones and C. J. Sain by deed from Roy A. Jordan and wife, of record in book 2095, page 216, said Register's Office, the said Tom F. Jones having subsequently conveyed his interest in said property to C. J. Sain and wife, Celestine F. Sain, by deed of record in book 2272, page 13, said Register's Office.

This conveyance is made subject to easement granted Southern Bell Telephone and Telegraph Company for telephone and telegraph lines on and across premises, of record in book 1060, page 261; easement for electric power transmission lines 150 feet in width with full rights of ingress and egress and other rights as set out in grant recorded in book 1203, page 23; utility easement, 40-foot building setback line and conditions of owners certificate, as shown on plan in book 2133, page 15 and restrictive covenants contained in an instrument recorded in book 2138, page 65, said Register's Office.

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