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70431

WARRANTY DEED

FROM
Homer R. Lynd et ux.

TO
Shirley Shannon et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 1 day
of SEP A.D. 1955
at 3:03 o'clock P M.
Noted in Book 84 Page 177
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By _____ 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

S-13670

WARRANTY DEED

For and in Consideration of the sum of Seven Thousand Five Hundred ($7,500.00) and no/100 - **DOLLARS**

Paid and to be paid by Shirley Shannon and wife, Ann C. Shannon, as follows: $2,132.47 paid in cash, the receipt of which is hereby acknowledged, and for the remainder the said Shirley Shannon and wife, Ann C. Shannon assume and agree to pay the unpaid balance of a loan of $5,367.53, secured by vendor's lien retained in deed from John W. Anderson and wife, to Siegfried J. Schwantes and wife, dated September 1, 1947, filed September 27, 1947, and recorded in book 1533, page 617, Register's Office for Davidson County, Tennessee.

We, Homer R. Lynd and wife, Theresa M. Lynd

---------- **have bargained and sold, and by these presents do transfer and convey unto the said** Shirley Shannon and wife, Ann C. Shannon, 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. 2 on the Second Revised Plan of Hyatt-Hagan Subdivision of Lots 2 and 3 of Anderson Estates, as of record in book 1444, page 150, Register's Office for said County.
Said lot No. 2 fronts 100 feet on the northerly side of Old Hickory Boulevard and extends back between parallel lines 232 feet to a dead line.
Being the same property conveyed to Homer R. Lynd and wife, Theresa M. Lynd by deed from Siegfried J. Schwantes and wife, of record in book 1641, page 79, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along northerly line of premises, 35-foot building setback line from Old Hickory Boulevard and conditions of owners certificate, as shown on plan of record in book 1444, page 143, as revised in book 1444, page 150, Register's Office for said County, and restrictive covenants contained in deed from Anderson Land Improvement Company, to Joel E. Anderson, et al, of record in book 1207, page 232, Register's Office for said County, and restrictive covenants contained in deed from Joel E. Anderson et al, to John W. Anderson, of record in book 1300, page 300, Register's Office for said County, which are the same as in book 1207, page 238, said Register's Office.

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