K 2490

12/14/55

WARRANTY DEED

85324

FROM

Richmond Homes, Inc.

TO

William D. Smith et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day
of JAN A.D. 1956
at 10:42 o'clock A. M.
Noted in Book 25 Page 502
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By M M' [illegible] Dep. 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 Two Thousand ($2,000.00) and no/100 - DOLLARS Cash, paid by William D. Smith and wife, Ruby Watts Smith, the receipt of which is hereby acknowledged.

Richmond homes, Inc., 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 William D. Smith and wife, Ruby Watts Smith, 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. 87 on the Plan of Hillhurst Acres, Section 2, as of record in book 2331, page 70, Register's Office for said County, described as follows:

Beginning on the westerly margin of Stanwyck Drive at the corner of lots Nos. 87 and 88; thence with the line between said two lots westwardly 200 feet; thence south 64° 02' west 144.8 feet; thence south 3° 45' west 96.3 feet; thence eastwardly 325 feet to the westerly margin of Stanwyck Drive; thence with said Drive northwardly 151.1 feet to the beginning.

Being part of the property conveyed to Richmond Homes, Inc., by deed from C. M. Richmond and wife, of record in book 2438, page 241, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the southerly and westerly lines of premises, 75-foot building setback line from Stanwyck Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 70, Register's Office for said County, and restrictive covenants contained in an instrument executed by Richmond Homes, Inc., of record in book 2449 page 25, Register's Office.

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