K 2491

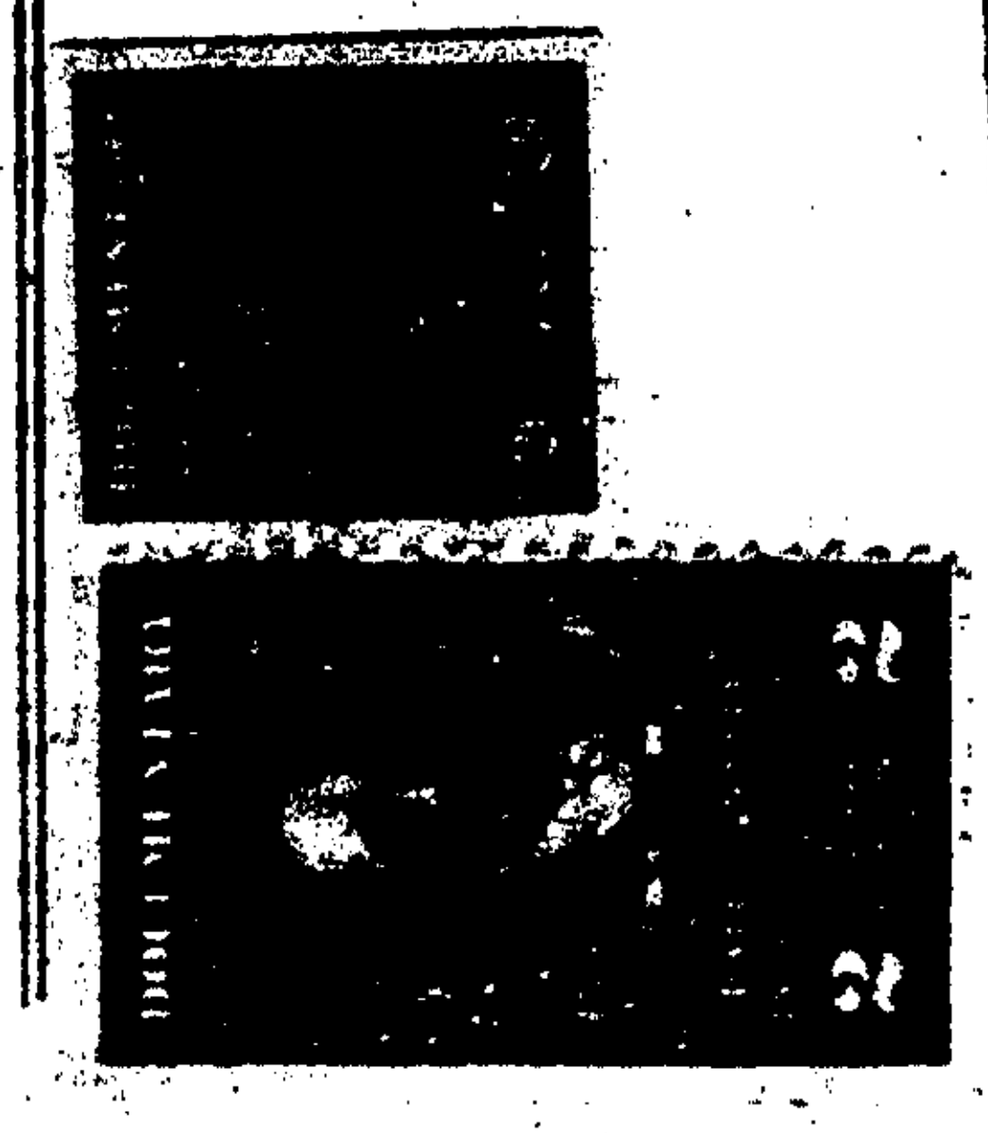
WARRANTY DEED

FROM 86254

C. J. Sain et ux.

TO

Troy Baker et ux.



REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of FEB A.D. 1956
at 10:55 o'clock A M.
Noted in Book 86 Page 544
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By M. M. [illegible] Dep. Reg.

Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

FORM 103

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**WARRANTY DEED**

For and in Consideration of the sum of Ten ($10.00) and no/100 - - - - - - - - - - - - - - DOLLARS

Cash, paid by Troy Baker and wife, Dorothy V. Baker, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

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

have bargained and sold, and by these presents do transfer and convey unto the said Troy Baker and wife, Dorothy V. Baker, 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. 49 on the Plan of Donelson Meadows, Section 2, as of record in book 2133, pages 100 and 101, Register's Office for said County.

Said Lot No. 49 fronts 124.5 feet on the northeasterly side of Bermuda Drive and runs back 256.7 feet on the northwesterly line and 251.6 feet on the southeasterly line to a dead line, measuring 167.2 feet thereon.

Being part of the property conveyed to C. J. Sain by deed from Herbert N. Jordan, Trustee, et al, of record in book 2346, page 499, said Register's Office.

This conveyance is made subject to easement for public utilities across the rear 10-feet of premises, 100-foot building setback line and conditions of owners certificate, as shown on plan in book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Folk-Jordan Company, Inc., dated June 22, 1954, filed June 22, 1954, and recorded in book 2283, page 361, Register's Office for said County.

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