K 2596

WARRANTY DEED
FROM
Sweeney-Clark Realty Company, Inc.
19058
TO
John C. Waggoner, et ux.
G-11-525

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day
of OCT A.D. 1956
at 2:21 o'clock P M.
Noted in Book 2596 Page 631
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
Dpt. Reg.

Compliments of
Guaranty Title Company

WARRANTY DEED

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

Cash, paid by John C. Waggoner and wife, Mary M. Waggoner, 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 in Nashville, has bargained and sold, and by these presents do transfer and convey unto the said John C. Waggoner and wife, Mary M. Waggoner, 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. 283 on the Plan of Gra-Mar Acres, Section 8, as of record in Book 2331, page 110, Register's Office for said County, described as follows:
Beginning on the southerly margin of Joyce Lane at the corner of lots Nos. 283 and 284; thence with the line between said two lots southwardly 174.7 feet; thence south 83° 45' east 181.74 feet to the westerly margin of Graycroft Avenue; thence with same northwardly 157.44 feet to the beginning of a curve; thence around said curve with a radius of 20 feet northwestwardly 20.08 feet to the southerly margin of Joyce Lane; thence with same westwardly 149.75 feet to the beginning.
Being part of the property conveyed to Sweeney-Clark Realty Company, Inc., by deed from Nellie L. Owen, dated January 25, 1955, filed February 11, 1955, and recorded in book 2342, page 493, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along the southerly line of premises, anchor easement, 50-foot building setback line from Graycroft Avenue and 60-foot building setback line from Joyce Lane and conditions of owners certificate as shown on Plan in Book 2331, page 110, Register's Office for said County, and restrictive covenants contained in an instrument executed by Sweeney-Clark Realty Company, Inc., of record in Book 2536, page 228, said Register's Office.

G 631