K 2599

WARRANTY DEED

FROM

Jack K. Byrd, et ux

TO

W. W. Tidwell, et ux

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of .....

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

cash, paid by W. W. Tidwell and wife, Louise Verna Tidwell, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and the further consideration of the assumption by the said W. W. Tidwell and wife, Louise Verna Tidwell, and their agreement to pay the unpaid balance of an original indebtedness of $9,000.00, secured by a deed of trust executed by Jack K. Byrd and wife, Ruth M. Byrd, to John W. Murphree, Trustee, recorded in book 2356, page 43, Register's Office for Davidson County, Tennessee, we, Jack K. Byrd and wife, Ruth M. Byrd,

.....have bargained and sold, and by these presents do transfer and convey unto the said W. W. Tidwell and wife, Louise Verna Tidwell, 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. 177 on the Plan of Norton Heights, Section 8, as of record in book 2133, page 30, Register's Office for said County.

Said lot No. 177 fronts 113 feet on the westerly side of Rainey Drive and extends back 348.7 feet on the southerly line and 349.7 feet on the northerly line to a dead line, measuring 113 feet thereon.

Being the same property conveyed to Jack K. Byrd and wife, Ruth M. Byrd by deed from John P. Hoffman, Jr. and wife, dated November 29, 1954, filed November 30, 1954, and recorded in book 2334, page 124, said Register's Office.

This conveyance is made subject to twenty-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Rainey Drive, and conditions of owners certificate, as shown on plan of record in book 2133, page 30, Register's Office for said County; and restrictive covenants contained in an instrument executed by W. L. Riley by Tommy Summers, Trustee, recorded in book 2135, page 118, said Register's Office.

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