K 2600

WARRANTY DEED

FROM

CHARLES S. NICHOLS, ET UX

TO

A. RUSSELL SMITH, ET UX

948 87 A 157 2 00

Compliments of
Guaranty Title Company



For and in Consideration of the sum of

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

cash, paid by A. Russell Smith and wife, Helen H. Smith, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and a further consideration of the assumption by the said A. Russell Smith and wife, Helen H. Smith of a mortgage of $7,200.00, secured by a deed of trust executed by Charles S. Nichols and wife, Mary R. Nichols, to Robert P. Campbell Trustee, of record in book _____, page _____, Register's Office for Davidson County, Tennessee. We, Charles S. Nichols and wife, Mary R. Nichols,

have bargained and sold, and by these presents do transfer and convey unto the said A. Russell Smith and wife, Helen H. 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. 16 on the map of Rolling Acres, of record in book 1130, page 34, Register's Office for said County.

Said lot No. 16 fronts 75 feet on the easterly side of Sky View Drive and runs back between lines, 153.6 feet on the northerly line and 152.5 feet on the southerly line to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Charles S. Nichols and wife, Mary R. Nichols, by deed from Mrs. Iva H. Brown, dated July 31, 1947, filed August 1, 1947, of record in book 1511, page 523, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities, 30-foot building setback line from Sky View Drive, and conditions of owners certificate as shown on plan in book 1130, page 34; and restrictive covenants contained in deed from Lewis Tillman, et al, to Henry G. McNabb, recorded in book 1140, page 182, and restrictive covenants contained in an instrument executed by Henry G. McNabb, et al, recorded in book 1181, page 401, said Register's Office.

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