WARRANTY DEED

FROM

PAUL T. SANDERS, ET UX

40671

TO

VADEN N. FORD, ET UX

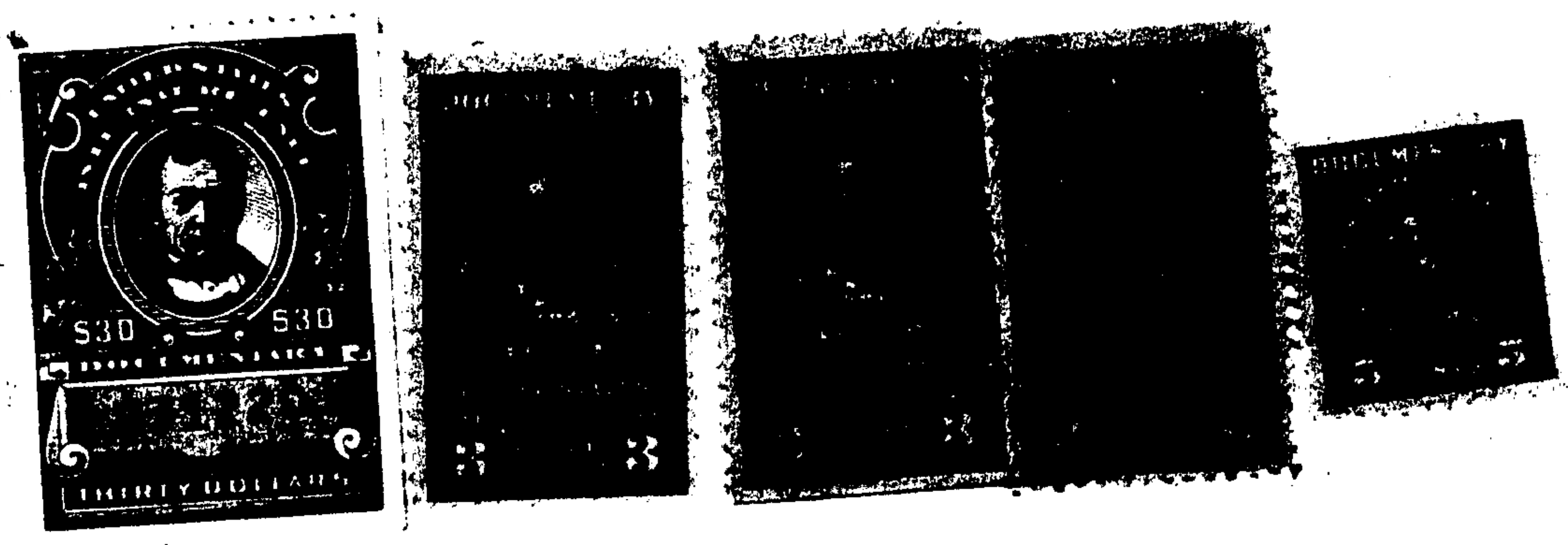
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 29 day
of May A.D. 1957
at 11:45 o'clock A M.
Noted in Book 88 Page 149
Recording Fee $2.00
JAMES P. WILSON, Register
By Dep. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

For and in Consideration of the sum of Five and No/100ths - - - - - - - - - - - - - -

($5.00) - DOLLARS

cash in hand paid by VADEN N. FORD and wife, MARY CUNNINGHAM FORD, and other good and valuable considerations, the receipt of which is hereby acknowledged,



We, PAUL T. SANDERS and wife, LOUISE THOMPSON SANDERS,

have bargained and sold, and by these presents do transfer and convey unto the said

VADEN N. FORD and wife, MARY CUNNINGHAM FORD, 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 Plan of Chickering Hills, Section 1, as of record in book 2331, page 8, Register's Office for said County.
Said lot No. 16 fronts 220 feet on the southwesterly side of Beekman Drive and extends back 220 feet on the northwesterly line and 248.5 feet on the southeasterly line to a dead line, measuring 260 feet thereon.
Being the same real property conveyed to Paul T. Sanders and wife, Louise Thompson Sanders, by deed from Martin L. Zeitlin and wife, dated August 29, 1956, filed August 31, 1956, and recorded in book 2592, page 521, said Register's Office.

The above described property is conveyed subject to 10-foot easement for public utility purposes along rear line of premises, 100-foot building setback line from Beekman Drive and conditions of owners certificate, as shown on plan in book 2331, page 8; restrictive covenants contained in an instrument executed by Arch Bishop, Jr., et al, of record in book 2018, page 603, placed upon premises by deed from Arch Bishop, Jr., et al, to Nashville Trust Company, Trustee, of record in book 2024, page 209 and by agreement of record in book 2154, page 339, and restrictive covenants contained in an instrument executed by G. H. Tyne, et al, of record in book 2335, page 606, Register's Office for Davidson County, Tennessee.

Taxes for 1957 assumed by purchasers, same having been pro-rated -