K 2734

WARRANTY DEED

FROM

Thomas A. Swann, Jr., et ux

TO

Oliver R. Campbell, et ux

7217 Trinity Lane
Nashville, Tenn.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record the 23rd day
of JAN A.D. 1957
at 2:25 P.M. and recorded in
Record Book 2434 Page 225
Recording Fee $2.00
JAMES P. WILSON, Register
By Mrs. Pat Smalley Dep. Reg.

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company

WARRANTY DEED

For and in Consideration of the sum of Two Thousand Nine Hundred Fifty and No/100 - - - - - - - - - - - - - - - - - - ($2,950.00) - - - - - - - - - - - - - - - - DOLLARS

cash, paid by Oliver R. Campbell and wife, Frances L. Campbell, the receipt of which is hereby acknowledged,

We, Thomas A. Swann, Jr. and wife, Barbara H. Swann,

have bargained and sold, and by these presents do transfer and convey unto the said Oliver R. Campbell and wife, Frances L. Campbell, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 11th Civil District of said County and State, being lot No. 3 on the Plan of Pleasant Acres, Section 5, as of record in book 2331, page 56, Register's Office for said County, described as follows:
Beginning on the southerly margin of Fairoaks Drive at the corner of lots Nos. 3 and 4; thence with the line between said two lots, southwardly 259.4 feet; thence north 87° 30' 42" west 155 feet to the easterly margin of Graycroft Avenue; thence with said Avenue, north 3° 46' 31" east 242.77 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, northeastwardly 31.42 feet to the southerly margin of Fairoaks Drive; thence with said Drive, south 86° 13' 29" east 135 feet to the beginning.
Being the same real property conveyed to Thomas A. Swann, Jr. and wife, Barbara H. Swann, by deed from Ferriss C. Bailey, Trustee, dated August 23, 1956, filed August 31, 1956, and recorded in book 2592, page 501, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities along the southerly line of premises, anchor easement at the northeast corner of premises, 40-foot building setback line from Graycroft Avenue and Fairoaks Drive and conditions of owners certificate, as shown on plan of record in book 2331, page 56, and restrictive covenants contained in an instrument executed by Ferriss C. Bailey, Trustee, of record in book 2445, page 587, Register's Office for Davidson County, Tennessee.

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