BOOK 2740 PG 127

WARRANTY DEED

FROM

JOE ZEITLIN and MARTIN L. ZEITLIN, partners doing business as MARTIN CONSTRUCTION COMPANY

TO

JAMES D. CAPPS, ET UX

72151

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 3 day of MAR A.D. 1958 at 1:17 o'clock P. M.
Noted in Book 2740 Page 127
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
By ____ Dpt. Reg.

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 & NO/100ths - - - - - - - - - - - - - - -
($10.00) - DOLLARS
cash in hand paid by JAMES D. CAPPS and wife, MAUDE H. CAPPS, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, JOE ZEITLIN and MARTIN L. ZEITLIN, partners doing business as MARTIN CONSTRUCTION COMPANY,

have bargained and sold, and by these presents do transfer and convey unto the said JAMES D. CAPPS and wife, MAUDE H. CAPPS, 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 6th Civil District of Davidson County, Tennessee, being lot No. 72 on the Plan of Crievewood, as of record in book 2331, page 99, Register's Office for said County, described as follows:
Beginning on the westerly margin of Marchant Drive at the corner of lots Nos. 72 and 73; thence with the line between said two lots westerly 170 feet to the corner of lots Nos. 72, 73 and 74; thence with the line between lots Nos. 72 and 74 northwesterly 49.1 feet to the corner of lots Nos. 49, 72 and 74; thence with the line between lots Nos. 49, 50 and 72 northerly 116.4 feet to the corner of lots Nos. 71 and 72; thence with the line between said two lots eastwardly 210 feet to the westerly margin of Marchant Drive; thence with the same, southerly 145 feet to the beginning.
Being part of the real property conveyed to Joe Zeitlin and Martin L. Zeitlin, partners doing business as Martin Construction Company, by deed from Marion Stinson McAlister, of record in book 2447, page 380, said Register's Office.

The above described property is conveyed subject to a 10-foot easement for public utilities along the southerly and westerly lines of premises, 55-foot building setback line from Marchant Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 99, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Martin Construction Company, of record in book 2491, page 278, Register's Office for said County.