K 2751

WARRANTY DEED

FROM

C. J. Sain et ux

TO

B. F. McLaurine et ux

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

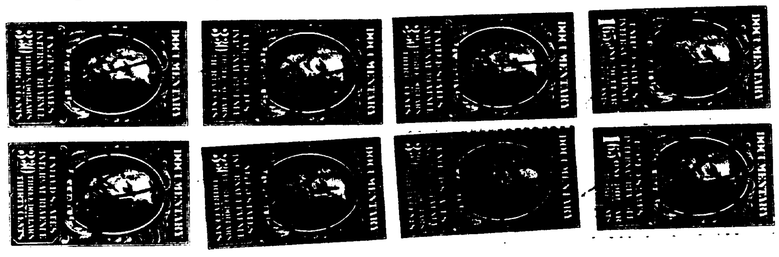
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------

----------$10.00----------DOLLARS

Cash in hand paid by B. F. McLaurine and wife, Jean Davis McLaurine, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,



we, C. J. Sain and wife, Celestine F. Sain,

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

B. F. McLaurine and wife, Jean Davis McLaurine, 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. 86 on the Plan of Castlewood Estates, Section 2, as of record in Book 2331, page 91, Register's Office for said County. Said lot No. 86 fronts 247.2 feet on the southerly side of Selma Avenue and runs back 109 feet on the easterly line and 220 feet, more or less, on the westerly line to a dead line, measuring 284.3 feet thereon.
Being part of the real property conveyed to C. J. Sain and wife, Celestine F. Sain, by deed from Herbert N. Jordan, Trustee, dated February 6, 1956, filed February 6, 1956, and recorded in Book 2491, page 321, said Register's Office.
This conveyance is made subject to a 10-foot easement for public utilities along the easterly and southerly lines of premises, 40-foot building setback line from Selma Avenue and conditions of owners certificate, as shown on plan of record in Book 2331, page 91, said Register's Office, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved and not then if less area results than established by restrictions on property, and to restrictive covenants contained in an instrument executed by Herbert N. Jordan, Trustee, dated January 10, 1956, filed January 10, 1956, and recorded in Book 2488, page 295, said Register's Office, said restrictive covenants having been setforth in an instrument executed by Herbert N. Jordan, Trustee, dated June 14, 1955, filed September 20, 1955, and recorded in Book 2450, page 469, said Register's Office.

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