K 2797

WARRANTY DEED

FROM

Jones & Land Company

TO

Donald L. Guyton, et ux

1.50 JUL 90 P 663 328

JAMES P. [illegible]

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

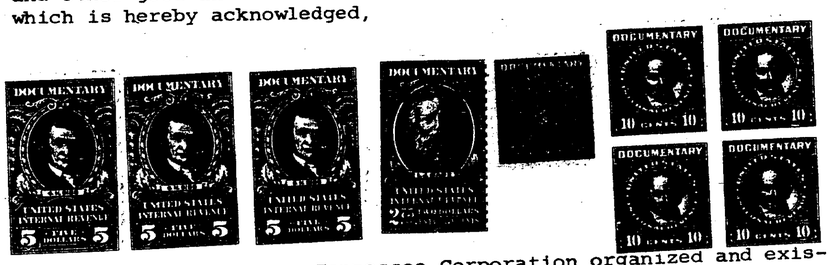
American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

For and in Consideration of the sum of Ten ($10.00) DOLLARS

cash in hand paid by Donald L. Guyton and wife, Carolyn T. Guyton and other good and valuable considerations, the receipt of all of which is hereby acknowledged,



Jones & Land Company, a Tennessee Corporation organized and existing under the laws of the State of Tennessee, with its principal office in Nashville, has

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

Donald L. Guyton and wife, Carolyn T. Guyton

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. 242 on the Plan of Eastland Acres, Section VI, as of record in book 2330, page 129, Register's Office for said County. Said lot No. 242 fronts 110 feet on the easterly side of Dalebrook Lane and runs back 257.3 feet on the northerly line and 251.3 feet on the southerly line to a dead line in the rear on which it measures 68 feet.

Being part of the real property conveyed to Jones & Land Co., a Tennessee Corporation, by deed from Charles R. Land et al, dated February 27, 1958, filed February 28, 1958, and recorded in book 2739, page 476, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, anchor easement at northwest corner, overhang easement along westerly line of premises, 30-foot building setback line from Dalebrook Lane, and conditions of owners certificate, as shown on plan of record in book 2330, page 129, Register's Office for Davidson County, Tennessee, 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 James S. Jones and Charles R. Land, not dated, acknowledged September 17, 1957, filed September 18, 1957, and recorded in book 2697, page 309, Register's Office for Davidson County, Tennessee.

G 301