BK 2809

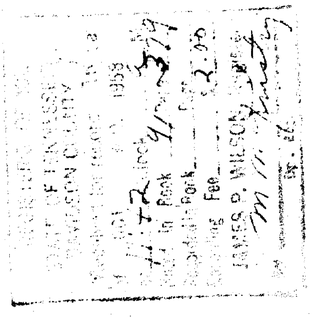
WARRANTY DEED

FROM 1823

J. Ralph Marshall, et ux

TO

Donald E. Davis, 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 Fifteen Thousand Seven Hundred Fifty and no/100 ($15,750.00) DOLLARS

cash in hand paid by Donald E. Davis and wife, Alice Johnston Davis, receipt of which is hereby acknowledged,

we, J. Ralph Marshall and wife, Grace U. Marshall have bargained and sold, and by these presents do transfer and convey unto the said Donald E. Davis and wife, Alice Johnston Davis their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being lot No. 80 on the plan of Madison Heights Subdivision, Section 1, as of record in book 1424, page 6, Register's Office for said County,
Said lot No. 80 fronts 99.5 feet on the easterly side of Tahlena Avenue and runs back 437 feet on the northerly line and 450.2 feet on the southerly line to a dead line, measuring 67.2 feet thereon.
Being the same real property conveyed to J. Ralph Marshall and wife, Grace U. Marshall, by deed from Mabel G. Jensen and husband, dated March 23, 1951, filed September 5, 1951, and recorded in book 2019 page 495, said Register's Office.
This conveyance is made subject to a utility easement, 50-foot building setback line and conditions of owners certificate, as shown on plan in book 1424, page 6, 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 of record in book 1469, page 223, said Register's Office.

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