K 2813

$3000.00

5721

WARRANTY DEED

FROM

Sweeney-Clark Realty Company, Inc.

TO

Tyrus Raymond Cobb et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE, DAVIDSON COUNTY
Received for record 12 day of NOV A.D. 1958
at 2:46 o'clock P M.
Noted in Book 91 Page 556
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By C McKinnley 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

Mail to: Tyrus R. Cobb 4417 Graycroft Drive Nashville 7, Tenn.

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 - - - - - -($10.00) - - - - - -
- DOLLARS

cash in hand paid by Tyrus Raymond Cobb and wife, Jeanette B. Cobb, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,



SWEENEY-CLARK REALTY COMPANY, INC., a Tennessee corporation, with its principal office at Nashville, has

bargained and sold, and by these presents do transfer and convey unto the said Tyrus Raymond Cobb and wife, Jeanette B. Cobb, 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. 314 on the Plan of Gra-Mar Acres, First Addition to Section No. 6, as of record in book 2663, page 34, Register's Office for said County, described as follows:
Beginning on the westerly margin of Graycroft Avenue at a point north 89° 14' west 5 feet from the northeast corner of the property conveyed to T. C. Hooper and wife, Thelma E. Hooper by deed from Loretta Harper Ransom, of record in book 2540, page 58, said Register's Office; thence with the westerly margin of Graycroft Avenue north 4° 04' east 137.82 feet to the beginning of a curve; thence around said curve having a radius of 20 feet northwesterly 31.42 feet to the southerly margin of Stanvid Drive; thence with the same westerly 234.47 feet to the easterly margin of the Sweeney-Clark Realty Company, Inc. future development property; thence with said company's eastern boundary line south 4° 04' west 172.50 feet to the northwest corner of the said Hooper property; thence with said Hooper's northern boundary line south 89° 14' east 254.89 feet to the beginning.
Being part of the real property conveyed to Sweeney-Clark Realty Company, Inc. by two deeds from Loretta Harper Ransom, of record in book 2449, page 561, and the other of record in book 2535, page 117, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along the southerly and westerly lines of premises, 50-foot building setback line from Stanvid Drive, 100-foot building setback line from Graycroft Avenue, and conditions of owners certificate, as shown on plan in book 2663, page 34, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in an instrument executed by Sweeney-Clark Realty Company, Inc., of record in book 2702, page 79, said Register's Office, which are as follows:

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