K 2863

15874

WARRANTY DEED

FROM

C. E. Francis, et ux

TO

Billy Byron Grissim, et ux

Home Federal Savings & Loan Ass'n.



WARRANTY DEED

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

cash in hand paid by Billy Byron Grissim and wife, Helen D. Grissim and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, C. E. Francis and wife, Fannie J. Francis have bargained and sold, and by these presents do transfer and convey unto the said Billy Byron Grissim and wife, Helen D. Grissim 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 8th Civil District of Davidson County, Tennessee, being Lot No. 94 on the Plan of Charlotte Park, Section I, as of record in Book 2663, page 4, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northerly margin of American Road; thence with said Road in a westerly direction, 101.0 feet to a concrete monument, the beginning of a curve; thence around said curve in a northerly direction, 39.3 feet to a concrete monument in the easterly margin of Thunderbird Drive; thence with said Drive, northerly 22.1 feet to a concrete monument and 62.0 feet to another concrete monument; thence South 66° 58' east 129.6 feet to a concrete monument; thence in a southerly direction, 122.0 feet to an iron pin, the point of beginning.

Being the same real property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Draper Cook and wife, dated July 23, 1958, filed for record July 25, 1958, and recorded in Book 2798, page 135, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the northerly line of premises, 35-foot building setback line from American Road and Thunderbird Drive, and conditions of owners certificate, as shown on plan of record in Book 2663, pages 2 thru 6, said Register's Office; and to restrictive covenants contained in an instrument executed by Mrs. Lula Jordan Lanier, of record in Book 1788, page 512, said Register's Office and to restrictive covenants contained in an instrument of record in book 2638, page 490, said Register's Office.

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