BK 2864

WARRANTY DEED

FROM 17780

Maddux Construction Company

TO

Cecil F. Jones, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 30
of JAN A.D. 1959
at 12 o'clock P.M.
Noted in Book 2864 Page 254
Recorded in Book Page
Recording Fee $2.50
JAMES P. WILSON, Register
By
Del. Reg.

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 Cecil F. Jones and wife, Mary M. Jones, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Maddux Construction Company, a partnership composed of Ford L. Maddux and Drew R. Maddux, has bargained and sold, and by these presents do transfer and convey unto the said

Cecil F. Jones and wife, Mary M. Jones

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. 57 on the Plan of Gra-Mar Acres, Section 2, First Addition, as of record in book 2663, page 34, Register's Office for said County, described as follows:
Beginning on the easterly margin of Saunders Avenue at the corner of lots Nos. 56 and 57; thence with the line between said two lots, eastwardly 230.19 feet; thence south 6° 51' west 161.91 feet to the northerly margin of Lemont Drive; thence with the same, north 88° 11' west 199 feet to the beginning of a curve; thence around said curvey having a radius of 20 feet, northwesterly 31.90 feet to the easterly margin of Saunders Avenue; thence with the same, northerly 145 feet to the beginning.
Being part of the real property conveyed to Maddux Construction Company, a partnership composed of Ford L. Maddux and Drew R. Maddux, by deed from Sweeny-Clark Realty Company, Inc., dated June 19, 1958, filed September 23, 1958, and recorded in book 2805, page 542, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along the easterly line of premises, anchor easement on premises, 50-foot building setback line from Lemont Drive and Saunders Avenue, and conditions of owners certificate, as shown on plan of record in book 2663, page 34, said Register's Office; and to restrictive covenants contained in deed of record in book 2805, page 542, said Register's Office.

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