BK 2901

WARRANTY DEED

FROM 28057

Gaines & Gregory Construction Co. Inc.

TO

Cecil B. Coward, et ux

#15/605

REGISTER'S OFFICE
STATE OF TENNESSEE
APR 17 1959
3:17 92 0749
2.00

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 B. Coward and wife, Velma H. Coward, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Gaines & Gregory Construction Co., Inc., a Tennessee corporation, organized and existing under the laws of the state of Tennessee, with its principal office at Nashville, has ...Bargained and sold, and by these presents do transfer and convey unto the said Cecil B. Coward and wife, Velma H. Coward, 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. 37 on the Plan of Hillhurst Acres, Section 3, as of record in book 2331, page 86, Register's Office for said County. Said lot No. 37 fronts 140 feet on the westerly side of Rich Acres Drive and extends back 219.8 feet on the northerly line and 222.3 feet on the southerly line to a dead line, measuring 140 feet thereon.

Being part of the real property conveyed to Gaines & Gregory Construction Co., Inc., by deed from Hillhurst, Inc., dated September 4, 1958, filed September 5, 1958, and recorded in book 2803, page 213, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Rich Acres Drive and conditions of owners certificate, as shown on plan of record in book 2331, page 86, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2485, page 306, said Register's Office.

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