31737

WARRANTY DEED

FROM

Albert J. Dale, et ux

TO

Joe S. Roberts, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 8 day
of MAY A.D. 1959
at 2:27 o'clock P.M.
Noted in Book 43 Page 39
Recorded in Book Page
Recording Fee $2.00

JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

1525 53

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------
----------($10.00)----------DOLLARS
cash in hand paid by Joe S. Roberts and wife, Geneva B. Roberts, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

we, Albert J. Dale and wife, Lola Katherine Dale

have bargained and sold, and by these presents do transfer and convey unto the said Joe S. Roberts and wife, Geneva B. Roberts, 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. 43 on the Plan of Oak Hill Valley, as of record in book 1835, pages 15 and 16, Register's Office for said County. Said lot No. 43 fronts 163.73 feet on the southerly side of Robertson Academy Road and extends back 289.59 feet on the easterly line and 281.26 feet on the westerly line to a dead line, measuring 170 feet thereon.

Being the same real property conveyed to Albert J. Dale by deed from James S. Way and wife, dated July 2, 1958, filed July 3, 1958, and recorded in book 2795, page 93, 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 Robertson Academy Road, and conditions of owners certificate, as shown on plan of record in book 1835, pages 15 and 16, Register's Office for said County, and to restrictive covenants contained in a deed of record in book 931, page 53, and to restrictive covenants contained in an instrument of record in book 1788, page 186, and to restrictive covenants contained in an instrument of record in book 1809, page 539, all of said Register's Office.