K 2908

WARRANTY DEED

FROM

RADNOR LUMBER COMPANY

TO

JOHN FELTS, ET UX

Attorneys Title Company
Titles Guaranteed
Suite 5, Stahlman Bldg.
NASHVILLE, TENN.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

For and in Consideration of the sum of Ten and 00/100 ($10.00) - - - - - - -

- DOLLARS

and other good and valuable considerations, cash in hand paid by John Felts and wife, Fannie L. Felts, to Radnor Lumber Company, a Tennessee corporation, receipt of which is hereby acknowledged, and the further consideration of the assumption by the grantees herein named of the entire remaining balance, both principal and interest, owing on a certain note executed by Gilbert Nathaniel Sweeney and wife, to Kimbrough, Phillips Company, Nashville, Tennessee, in the original principal amount of $8,125.00, secured by a deed of trust of record in Book 1842, page 369, Register's Office for Davidson County, Tennessee, Radnor Lumber Company has

bargained and sold, and by these presents do transfer and convey unto the said John Felts and wife, Fannie L. Felts, 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. 24 on the Plan of Riverwood Heights as of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 24 fronts 75 feet on the southerly side of Shadow Lane and runs back between parallel lines 150 feet to a dead line.

Being part of the same property conveyed to Radnor Lumber Company by deed from William L. Berry and wife, of record in Book 2643, page 441, said Register's Office.

This conveyance is made expressly subject to the following:

1. All taxes for 1959.
2. Such state of facts as an accurate survey would disclose.
3. Restrictive covenants contained in instrument of record in Book 1583, page 145, Register's Office for Davidson County, Tennessee.
4. The Plan of record in Book 1835, page 42, said Register's Office shows a 50 foot setback line from Shadow Lane and a 10 foot easement for public utilities along the rear of said lot.
5. Mechanics and materialmen's liens.

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