BK 2925

42089

WARRANTY DEED

FROM C. E. Francis, et ux

TO James Spann, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day of JUL A.D. 1959 at 9:17 o'clock
Noted in Book 2925 Page 303
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By D.C.

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

STATE TAX $ .50
PROBATE $ 2.50
TOTAL $ 3.00

JUL 16 1959

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

For and in Consideration of the sum of Ten and no/100---------- ($10.00) ---------- DOLLARS cash in hand paid by James Spann and wife, Edna Spann, 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 James Spann and wife, Edna Spann 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. 83 on the Plan of Charlotte Park, Section I, as of record in book 2663, pages 2, 3, 4, 5 and 6, Register's Office for said County. Said lot No. 83 fronts 63.0 feet on the northeasterly side of American Road, and extends back between lines, 150.0 feet to a dead line on which it measures 63.0 feet.

Being the same real property conveyed to C. E. Francis and wife, Fannie J. Francis, by deed from Consolidated Developments, Inc., dated August 20, 1958, filed August 29, 1958, and recorded in book 2802, page 379, said Register's Office.

This conveyance is made subject to a pumping charge agreement of record in book 2593, page 566, said Register's Office; and to a ten-foot easement for public utility purposes along rear line of premises, 10-inch sanitary sewer, 30-foot building setback line from American Road and conditions of owners certificate, as shown on plan of record in book 2663, pages 2 to 6 inclusive, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2638, page 490, said Register's Office.

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