BK 2965

WARRANTY DEED

FROM 56078
Russell Home Builders

TO
Katherine B. Gulas

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record '19 day
of OCT A.D. 1960
at 8:44 o'clock A M.
Noted in Book 2965 Page 159
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

WARRANTY DEED

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

Russell Home Builders, a partnership, composed of W. P. Russell and R. L. Russell, partners, has

bargained and sold, and by these presents do transfer and convey unto the said

Katherine B. Gulas, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 2 on the Plan of Ragland Estates, of record in book 2663, page 104, Register's Office for said County.
Said lot No. 2 fronts 200 feet on the east side of Franklin Road and runs back 452.6 feet on the north line and 428.2 feet on the south line to a dead line in the rear, which is a broken line on which it measures 203.7 feet.
Being the same real property conveyed to Russell Home Builders, a partnership, by deed from Ferriss C. Bailey, Trustee, dated April 24, 1959, filed April 28, 1959, and recorded in book 2903, page 67, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, 150-foot building setbackline from Franklin Road and conditions of owners certificate, as shown on plan of record in book 2663, page 104, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2860, page 280, said Register's Office.

PG 159