K 2996

WARRANTY DEED

FROM 62230

Dan Leech, et ux

TO

James M. Smith, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day
of DEC A.D. 1959
at 1:37 o'clock P.M.
Noted in Book 2488 Page 575
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, Register
By Dep. Reg.

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 James M. Smith and wife, Dorothy B. Smith, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, Dan Leech and wife, Mabel F. Leech have bargained and sold, and by these presents do transfer and convey unto the said James M. Smith and wife, Dorothy B. Smith, 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. 1 on the Plan of Rebecca Heights, as of record in book 2330, page 150, Register's Office for said County.
Said lot No. 1 fronts 136 feet on the easterly side of Monticello Drive and extends back between parallel lines 295 feet to a dead line.
Being part of the real property conveyed to Dan Leech and wife, Mabel F. Leech, by deed from Charles P. Stidham and wife, dated January 5, 1956, filed January 10, 1956, and recorded in book 2488, page 292, said Register's Office.
This conveyance is made subject to a right-of-way and easement as set out in grant of record in book 1237, page 312, said Register's Office; and to ten-foot easement for public utilities along the northerly and easterly lines of premises 50-foot building setback line from Monticello Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 150, said Register's Office; and to restrictive covenants contained in deed of record in book 2488, page 292, said Register's Office.

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