K 2996

Return to
CHAS. TITLE

WARRANTY DEED

FROM
Walnut Homes, Inc.

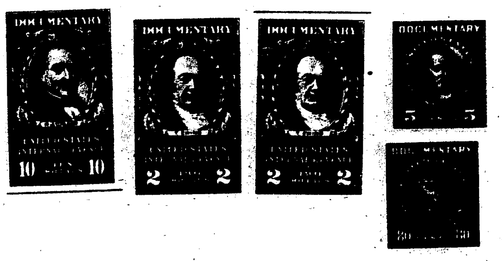
TO
Philip M. McAlister, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Recorded 9 day
A.D. 1959
Noted in Book ____ Page ____
Recorded in Book 2693 Page 603
Recording Fee $2.00
JAMES D. WILSON, Register
By [signature]

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 Thirteen Thousand, Three Hundred and no/100----------($13,300.00)----------DOLLARS cash in hand paid by Philip M. McAlister and wife, Lorene E. McAlister, receipt of which is hereby acknowledged,



Walnut Homes, Inc., a Tennessee corporation, organized and existing under the laws of the State of Tennessee with its principal office at Nashville, has bargained and sold, and by these presents do transfer and convey unto the said Philip M. McAlister and wife, Lorene E. McAlister, 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. 159 on the Map of Charlotte Park, Section II, as of record in book 2663, pages 22 and 23, Register's Office for said County, described as follows:

Said Lot No. 159 fronts 65.0 feet on the southeasterly side of Bagleyshop Drive, and extends back 185.4 feet on the northeasterly line and 201.5 feet on the broken line on the southwesterly side, to an irregular line in the rear on which it measures 41.8 feet.

Being part of the real property conveyed to Walnut Homes, Inc., a Tennessee corporation, by deed from Consolidated Development, Inc., dated July 21, 1959, filed August 7, 1959, and recorded in book 2929, page 145, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along rear and southwesterly lines of premises, 40-foot building setback line from Bagleyshop Drive, and conditions of owners certificate as shown on plan of record in book 2663, pages 22 and 23, said Register's Office; and to a pumping charge agreement of record in book 2593, page 566, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2689, page 38, said Register's Office.

G 447