K 2996

WARRANTY DEED

FROM

Leonard Davidson, et al

TO

Angelo Colombo, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
of DEC A.D. 1959
at 11:12 o'clock A.M.
Noted in Book 2974 Page 582
Recorded in Book Page
Recording Fee $2.50
JAMES P. 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

DOCUMENTARY

WARRANTY DEED

For and in Consideration of the sum of Three Thousand, Two Hundred, Fifty and no/100----------($3,250.00)----------DOLLARS cash in hand paid by Angelo Colombo and wife, Agnes Colombo, receipt of which is hereby acknowledged,

we, Leonard Davidson and Harold W. Vandercook

have bargained and sold, and by these presents do transfer and convey unto the said Angelo Colombo and wife, Agnes Colombo, 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. 9 on the Plan of Kemper Heights, Section IV, as of record in book 2854, page 65, Register's Office for said County. Said lot No. 9 fronts 120 feet on the northeasterly side of Tuckahoe Drive and extends back between lines, 334.87 feet on the northwesterly side and 339.6 feet on the southeasterly side, to a broken line in the rear, measuring 121.2 feet thereon.

Being part of the real property conveyed to Leonard Davidson and Harold W. Vandercook, by two deeds, one from J. R. Coarsey, Trustee, dated June 18, 1959, filed June 22, 1959, and recorded in book 2921, page 517, and the other from Luke Hannah, et al, dated July 27, 1959, filed August 4, 1959, and recorded in book 2928, page 268, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises, anchor easements as shown on the plan, 80-foot building setback line from Tuckahoe Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 65, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2960, page 211, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Angelo Colombo and wife, Agnes Colombo, their

heirs and assigns, forever.

And we do covenant with the said Angelo Colombo and wife, Agnes Colombo that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for taxes for the year 1959 which are prorated and assumed by grantees.

And we, Leonard Davidson and Harold W. Vandercook do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Angelo Colombo and wife, Agnes

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