BK 3028

WARRANTY DEED

FROM 71158

Leonard Construction Co.

TO

Richard E. Byrd, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE)
DAVIDSON COUNTY)
Received for record 8 day
of FEB A.D. 1960
at 12:30 o'clock
Noted in Book 45 Page 13
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Register

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100----------
----------($10.00)---------- DOLLARS
cash in hand paid by Richard E. Byrd and wife, Agnes L. Byrd, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Martin L. Zeitlin and Barry Zeitlin, partners, d/b/a Leonard Construction Co.

have bargained and sold, and by these presents do transfer and convey unto the said Richard E. Byrd and wife, Agnes L. Byrd, 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. 7 on the Plan of Elysian Park, Section 2, as of record in book 2854, page 40, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sheffield Drive at the corner of lots Nos. 6 and 7; thence with the line between said two lots eastwardly 163.8 feet to the corner of lots Nos. 5, 6 and 7; thence with the line between lots Nos. 5 and 7 northeastwardly 144.4 feet; thence northerly 74.2 feet to the corner of lots Nos. 7 and 8; thence with the line between said two lots westerly 293.7 feet to the easterly margin of Sheffield Drive; thence with the same southerly 174.1 feet to the beginning.

Being part of the real property conveyed to Martin L. Zeitlin and Barry Zeitlin, partners doing business as Leonard Construction Co.,by deed from Antoinette Turner, Trustee, et al, dated August 21, 1959, filed September 29, 1959, and recorded in book 2962, page 311, said Register's Office.

This conveyance ismade subject to ten-foot easement for public utility purposes along easterly and southeasterly lines ofpremises, 40-foot building setback line from Sheffield Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 40, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2904, page 583, said Register's Office.

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