BK 3032

Fund 15681

WARRANTY DEED

FROM 75068

Thomas Benjamin Faucett, et al

TO

Maxine L. Paxton

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 10 day of MAR A.D. 1960 at 2:12 o'clock
Noted in Book 9 Page
Recorded in Book 3209 Page
Recording Fee $3.25

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

For and in Consideration of the sum of fourteen thousand, five hundredand no/100 ----------($14,500.00)---------- DOLLARS

cash in hand paid by Maxine L. Paxton, the receipt of which is hereby acknowledged,









we, Thomas Benjamin Faucett and wife, Iris S. Faucett and Sarah F. Washington

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

Maxine L. Paxton, 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. 3 of Block "E" on the Map of Cherokee Park Subdivision, of record in book 547, pages 169 and 170, Register's Office for said County, and described as follows:
Beginning at a point in the easterly margin of Mayfair Road, the common corner of lots Nos. 2 and 3; thence with the line between said lots easterly 139.98 feet to the west line of lot No. 5; thence with the line between lots 3 and 5, northerly 85.12 feet to the southerly margin of Valley Road; thence with the margin of the same westerly 140 feet to the intersection of said Road and Mayfair Road; thence with the easterly margin of Mayfair Road, southerly 76.65 feet to the point of beginning, excepting a small triangle out ofthe northwest corner taken for a curve at the intersection of Valley Road and Mayfair Road.
Being the same real property conveyed to Thomas Benjamin Faucett and wife, Iris S. Faucett and Sarah F. Washington, by deed from Hyman Louis Waxman and wife, Dorothy C. Waxman, of record in book 1969, page 331, said Register's Office.
This conveyance is made subject to restrictive covenants and easement of record in book 819, page 27, said Register's Office, 45-foot setback line from Mayfair Road, a graduated setback line from Valley Road, at the closest point being 20 feet, and a 5-foot easement along the rear of the lot for public utilities, of record in book 547, page 169, easement for right-of-way of record in instrument of record in book 1679, page 328, said Register's Office, and to an easement of record in book 1734, page 69, and book 1755, page 1, said Register's

PG 75