BK 3033

4/22/59

**WARRANTY DEED**

FROM 76269
Maddux Construction Company

TO
William Taft Scott, et ux
520 Lemont Dr
Mad.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 10 day of MAR A.D. 1960 at 11:00 o'clock A.M.
Noted in Book 45 Page 364
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Registr
By ____ D.C.

Compliments of
**Guaranty Title Company**
A Division of
Kansas City Title Insurance Company
American Trust Building
S.W. Cor. Third & Union
NASHVILLE, TENNESSEE

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**WARRANTY DEED**

For and in Consideration of the sum of ten and no/100---------- DOLLARS

----------($10.00)----------

cash in hand paid by William Taft Scott and wife, Mildred Adams Scott and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Maddux Construction Company, a partnership composed of Drew R. Maddux and Ford L. Maddux, has bargained and sold, and by these presents do transfer and convey unto the said William Taft Scott and wife, Mildred Adams Scott, 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. 329 on the Plan of Gra-Mar Acres, Section 11, as of record in book 2663, page 113, Register's Office for said County. Said lot No. 329 fronts 150 feet on the easterly side of Lemont Drive and extends back 240 feet on the northerly line and 297.8 feet on the southerly line to a dead line, measuring 160.7 feet thereon.

Being part of the real property conveyed to Maddux Construction Company, a partnership composed of Drew R. Maddux and Ford L. Maddux, by deed from Sweeney-Clark Realty Co., Inc., dated February 6, 1959, filed February 9, 1959, and recorded in book 2875, page 610, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities along the rear line of premises, anchor easement at the northwest corner of premises, 90-foot building setback line from Lemont Drive, and conditions of owners certificate, as shown on plan of record in book 2663, page 113, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2875, page 474, said Register's Office.

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