K 3070

WARRANTY DEED

FROM 84008

T. H. Osborne,et ux

TO

LeRoy Downs, Sr., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of Jan A.D. 1960
at 12:15 o'clock P M.
Noted in Book 53 Page 711
Recorded in Book Page
Recording Fee $2.00
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

WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- ($10.00) ---------- DOLLARS cash in hand paid by LeRoy Downs, Sr. and Hilda B. Downs, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

we, T. H. Osborne and wife, Mildred Osborne have bargained and sold, and by these presents do transfer and convey unto the said LeRoy Downs, Sr. and wife, Hilda B. Downs, 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. 15 on the Map of Mansker Meadows, Section No. 1, of record in book 2331, page 45, said Register's Office. Said lot No. 15 fronts 125 feet on the southerly side of Gallatin Pike, as proposed to be widened, and runs back between parallel lines 400 feet to a dead line.

Being the same real property conveyed to T. H. Osborne and wife, Mildred Osborne, by deed from Charles Phillips and E. R. Phillips, dated April 30, 1956, filed August 21, 1956, and recorded in book 2591, page 241, said Register's Office.

The foregoing description includes a strip adjacent to southerly margin of Gallatin Pike as re-located extending easterly from the northwesterly corner 32.97 feet and 16 feet wide condemned for Highway purposes by decree in Minute Book 54, page 301, Third Circuit Court for Davidson County, Tennessee, in cause of Davidson County vs Charles Phillips, et al, Rule Number 52046 said Court, and subject to which this conveyance is made.

This conveyance is made subject to ten-foot easement for public utility purposes along rear line of premises, 225-foot building setback line from Gallatin Pike and conditions of owners certificate, as shown on plan in book 2331, page 45, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2441, page 419, said Register's Office.

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