K 3075

Return
GUAR

WARRANTY DEED

FROM
Mercury Construction Company

882577

TO
Roy S. Rice, Jr.

STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day
of JUN A.D. 1960
at 3:20 o'clock P. M.
Noted in Book 96 Page 52
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By

Compliments of
Guaranty Title Company

WARRANTY DEED

For and in Consideration of the sum of ten and no/100----------
----------($10.00)---------DOLLARS

cash in hand paid by Roy S. Rice, Jr., and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Mercury Construction Company, a company composed of Martin Zeitlin, Harry Zeitlin and Joe Zeitlin, has

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

Roy S. Rice, Jr., unmarried, his

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 3rd Civil District of Davidson County, Tennessee, being lot No. 305 on theplan of Sunset View, Section Four, as of record in book 2854, page 63, Register's Office for said County, described as follows:
Beginning at an iron pin in the southwesterly margin of McGavock Pike, being the common corner of lots Nos. 305 and 306 on said plan; thence with the line between said two lots, southwesterly 135.3 feet to a monument, being the common corner of lots Nos. 304, 305 and 306 on said plan; thence with the line between said lots Nos. 304 and 305, southerly 148.6 feet to the northerly margin of Kimberly Road; thence with the same around a slight curve to the left having a radius of 400 feet, easterly 200 feet to a monument at the beginning of a curve; thence around said curve to the left having a radius of 20 feet, northerly 31.42 feet to a monument in the southwesterly margin of McGavock Pike; thence with the same, north 28° 39' east 160 feet to the beginning.
Being the same real property conveyed to Mercury ConstructionCompany a company composed of Martin Zeitlin, Harry Zeitlin and Joe Zeitlin, by deed from Herman McCallum, dated September 5, 1959, filed September 10, 1959, and recorded in book 2959, page 217, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utility purposes along westerly line of premises, 40-foot building setback line from McGavock Pike, 50-foot building setback line from Kimberly Road, and conditions of owners certificate, as shown on plan of record in book 2854, page 63, said Register's Office, and

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