BK 3133

WARRANTY DEED

FROM

Leroy Preston, et ux

TO

L. D. Tidwell, et ux

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 Sixteen thousand, two hundred and no/100-

----------($16,200.00)----------DOLLARS

Cash in hand paid by L. D. Tidwell and wife, Mae M. Tidwell, the receipt of all of which is hereby acknowledged,

we, Leroy Preston and wife, Lou Ella Preston

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

L. D. Tidwell and wife, Mae M. Tidwell, 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. 78, Caldwell Country Estates, Section I, as of record in book 2663, pages 68 and 69, Register's Office for said County. Said lot No. 78 fronts 100 feet on the south side of Blackman Road and runs back 225.3 feet on the west line and 125 feet on the east line to a dead line, measuring 141.9 feet thereon.

Being the same real property conveyed to Leroy Preston and wife, Lou Ella Preston by deed from David Chambers and Ralph W. Long, Jr. dated March 22, 1960, filed March 22, 1960, and recorded in book 3033, page 265, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utility purposes along rear line of premises; 60-foot building setback line from Blackman Road, and conditions of owners certificate, as shown on plan of record in book 2663, pages 68 and 69, Register's Office for said County, and to restrictive covenants contained in an instrument of record in book 1788, page 108, said Register's Office, and to restrictive covenants contained in an instrument of record in book 2802, page 369, said Register's Office.

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