K 3136

Book 3136 Page 145

9572

WARRANTY DEED

FROM

Horace Small, et ux

TO

James M. Denton, III, et ux

1st American

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 20 day
of 2: 00 o'clock P.M.
A.D. 1960
Noted in Book 3136 Page 145
Recorded in Book 3136 Page 145
Recording Fee $2.00
JAMES P. WILSON, Register
By [signature] D.R.

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 James M.Denton,III,& wife, Berenice Denton, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Horace Small and wife, Estelle Silverman Small

have bargained and sold, and by these presents do transfer and convey unto the said James M. Denton,III &wife, Berenice Denton, 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. 24 on the Map of Bransford Realty Company's Berkeley Hills Subdivision, as of record in book 547, pages 57 and 58, Register's Office for said County.
Said lot No. 24 fronts 125 feet on the southerly side of Sutherland Avenue and extends back 208 feet on the westerly line and 215 feet on the easterly line, to a dead line, measuring 125 feet thereon.
Being the same real property conveyed to Horace Small and wife, Estelle Silverman Small, by two deeds, from Bransford Realty Company, one dated September 4, 1936, filed September 15, 1936, and recorded in book 999, page 669, and the other dated October 24, 1946, filed October 25, 1946, and recorded in book 1358, page 299, said Register's Office.
This conveyance is made subject to restrictive covenants contained in deed of record in book 633, page 450, said Register's Office; and to restrictive covenants contained in an instrument of record in book 649, page 622, asmodified by instrument of record in book 692, page 616, said Register's Office; and also modified by an agreement of record in book 778, page 578, said Register's Office; and to restrictive covenants contained in an instrument of record in book 778, page 223, said Register's Office; and to restrictive covenant contained in deed of record in book 999, page 669, said Register's Office.

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