K 3158

11002

WARRANTY DEED

FROM

VIRGIL D. TISDALE, ET UX

TO

E. RICHARD MORAN, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day of NOV A.D. 1960 at 11:30 o'clock A.
Noted in Book 52 Page 242
Recorded in Book ____ Page ____
Recording Fee $2.00
JAMES P. WILSON, Register
Dep. Reg.

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

Earl Thompson, Attorney
508 Nashville Trust Bldg.

WARRANTY DEED

For and in Consideration of the sum of TEN AND- - - - - - - - - - - - - - - - 00/100 ($10.00) - DOLLARS cash in hand paid by E. Richard Moran and wife, Phyllis E. Moran, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;



We, VIRGIL D. TISDALE and wife, ERMA RUTH TISDALE, have bargained and sold, and by these presents do transfer and convey unto the said E. RICHARD MORAN and wife, PHYLLIS E. MORAN, 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. 18 on the Plan of Pleasant Hill, as of record in Book 2900, page 69, Register's Office for said County, and described as follows:

BEGINNING at a point in the south margin of Nella Drive, at the corner of Lots Nos. 18 and 19; thence with the line between said lots, southerly 327.3 feet to a point; thence northwesterly 218.3 feet to the easterly margin of a 50-foot unnamed street; thence with the margin of the same, northerly 248.97 feet to the beginning of a curve; thence around said curve, northeasterly 35.75 feet to the southerly margin of Nella Drive; thence with the margin of the same, easterly 74 feet to the point of beginning.

Being part of the property conveyed to Virgil D. Tisdale and wife, Erma Ruth Tisdale, by deed from M. M. Cunniff, et al, as of record in Book 3130, page 39, said Register's Office.

This conveyance is made subject to the following, to-wit:

"Restrictions recorded Feb. 16, 1960, in Book 3029, page 49."

"The recorded plan shows an Owner's Certificate, a 40-foot set-back line from Nella Drive, and from an unnamed street on the west, and a 20-foot easement for public utilities along the south rear line; and an anchor easement 3x15 feet on the unnamed street at the approximate center of the lot; an anchor easement 2½x20 feet on Nella Drive, at the northeast corner of the lot."

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