BK 3218

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THIS INDENTURE, made and entered into, this the 4th day of April, 1961, by and between SUBURBAN INDUSTRIAL DEVELOPMENT COMPANY, a Tennessee corporation, hereinafter called "GRANTOR" and CLARENCE E. WOOD and wife, GRACE WOOD, hereinafter called "GRANTEES",

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Five Thousand Three Hundred Twenty-Eight and 60/100 ($5,328.60) Dollars, cash in hand this day paid, the receipt of which is hereby acknowledged, has this day granted, bargained and sold, and does by these presents grant, bargain, sell, transfer, and convey unto the Grantees, their heirs and assigns, that certain parcel or tract of land, but subject to the exceptions and reservations hereinafter set out, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Sidco, Section 3, as of record in Book 2663, page 41, Register's Office for said County.

Said Lot No. 160 fronts 100 feet on the westerly side of Armory Drive and runs back 177.59 feet on the northerly line and 177.66 feet on the southerly line to a dead line in the rear measuring 100 feet thereon.

Being part of the same property conveyed to Suburban Industrial Development Company by deed from G. F. Cole, Jr., Substitute Trustee, of record in Book 2707, page 619, said Register's Office.

SUBJECT, HOWEVER, TO THE FOLLOWING:

(1) Covenants and restrictions of record in Book 2708, page 87, and as amended by instrument of record in Book 2741, page 553, R.O.D.C., Tennessee.

(2) Plan of record in Book 2663, page 41, R.O.D.C., Tennessee, shows an Owner's Certificate, a 30-foot setback line from Armory Drive, a 5-foot easement for an 8-inch water line across the front of the lot, a 5-foot easement for drainage along the northerly line of the lot and a 10-foot easement for public utilities across the rear line of the lot.

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