K 3221

DO NOT PUBLISH

WARRANTY DEED

FROM 36633

PRESTON D. JONES ET UX

TO

JAMES E. RICH, ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 25 day
of APR A.D. 1961
at 2:50 o'clock
Noted in Book 48 Page 557
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By 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

PROVIDENT TRUST COMPANY

WARRANTY DEED

For and in Consideration of the sum of Ten & NO/100ths - - - - - - - - - - - - - - -
($10.00) DOLLARS
cash in handpaid by JAMES E. RICH and wife, FORRESTINE B. RICH, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Preston D. Jones and wife, Edna K. Jones
have bargained and sold, and by these presents do transfer and convey unto the said
JAMES E. RICH and wife, FORRESTINE B. RICH, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for said County.
Said Lot No. 4 fronts 98 feet on the northerly side of Lakeland Drive and extends back 235 feet on the easterly line and 255 feet on the westerly line to a dead line, measuring 99.9 feet thereon.
Being the same real property conveyed to Preston D. Jones and wife, Edna K. Jones, by deed from Orville J. Winover and wife, of record in Book 2338, page 440, said Register's Office.

Taxes for 1961 assumed by purchasers, the same having been pro-rated as of date hereof.

The above described property is conveyed subject to easement granted Southern Bell Telephone and Telegraph Company by Charles Olinger by grant dated May 2, 1939, recorded in Book 1060, page 261, Register's Office for Davidson County, Tennessee, for telephone and telegraph lines on and across premises.

Also conveyed subject to restrictive covenants contained in deed from Robert Niederhauser and wife, to Roy A. Jordan, of record in Book 2084, page 23, Register's Office for Davidson County, Tennessee, also restrictive covenants contained in an instrument executed by C. J. Sain and Tom F. Jones, et al, recorded in Book 2138, page 65, Register's Office for Davidson County, Tennessee.

Also conveyed subject to ten-foot easement for public utilities along the rear line of premises, 50-foot building setback line from Lakeland Drive, as shown on Plan of record in Book 2133, page 15, Register's Office for said County.

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