BK 3255

52181

WARRANTY DEED

FROM

Norman Groves et ux

TO

Richard L. Person et ux

File: Union Trust Co. box.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 day
AUG A.D. 1961
at 11:45 o'clock A M.
Noted in Book 77 Page 474
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES R. WILSON, Register
By ___ Dept. Reg.



WARRANTY DEED

For and in Consideration of the sum of ($10.00)

- - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

We, Norman Groves and wife, Lorene Groves

have bargained and sold, and by these presents do transfer and convey unto the said Richard L. Person and wife, Lillian B. Person, their **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of Kemper Heights, Section Four, as of record in book 2854, page 65, Register's Office for said County, described as follows:

Beginning at an iron pin in the southwesterly margin of Tuckahoe Drive at the common corner of lots Nos. 1 and 2 on said plan; thence with the line between said two lots southwesterly 320 feet to an iron pin; thence north 43 degrees 49' west 32.2 feet to a concrete monument; thence north 1 degree 21' east 91.56 feet to an iron pin, being the south common corner of Lot No. 1 and Reserved Parcel "A" on said plan; thence with the line between said Lot No. 1 and Reserved Parcel "A" northeasterly 98.45 feet to a concrete monument; thence north 25 degrees 52' east 142.9 feet to the southerly margin of Tuckahoe Drive; thence with the same around a slight curve to the right southeasterly 185 feet to the beginning.

Being the same property conveyed to Norman Groves and wife, Lorene Groves, by deed from William C. Dorris et al, dated December 14, 1960, filed December 16, 1960, and recorded in book 3164, page 323, said Register's Office.

This conveyance is made subject to restrictions of record in book 2960, page 211, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes along the southerly and westerly lines of premises, anchor easement at northeast corner, 100-foot building setback line from Tuckahoe Drive, and conditions of owners certificate, as shown on plan of record in book 2854, page 65, Register's Office for Davidson County, Tennessee.

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