K 3282

WARRANTY DEED

FROM 59577

J. Douglas Wright, et al

TO

Richard Leslie Dugan, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
of 9:24 o'clock
at SEP A.D. 1961
Noted in Book 2764 Page 67
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Del. Fee

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 fourteen thousand, four hundred and no/100 ----------($14,400.00)---------- *DOLLARS* cash in hand paid by Richard Leslie Dugan and wife, Clara Dugan, receipt of which is hereby acknowledged,

we, J. Douglas Wright and J. Douglas Wright, Jr. *have bargained and sold, and by these presents do transfer and convey unto the said* Richard Leslie Dugan and wife, Clara Dugan, 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 8th Civil District of Davidson County, Tennessee, being lot No. 696 on the Plan of Charlotte Park, Section 8, as of record in book 2900, pages 45 and 46, Register's Office for Davidson County, Tennessee. Said lot No. 696 fronts 102.0 feet on the northwesterly side of Grosse Point Court, and extends back 130.1 feet on the northeasterly line and 133.5 feet on the southwesterly line, to a line in the rear on which it measures 68.0 feet.

Being part of the real property conveyed to J. Douglas Wright and J. Douglas Wright, Jr., by deed from Consolidated Developments, Inc., dated October 26, 1959, filed October 27, 1959, and recorded in book 2991, page 157, Said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities along rear line of premises, 30-foot building setback line from Grosse Point Court, and conditions of owners certificate, as shown on plan of record in book 2900, pages 45 and 46, said Register's Office; and to a pumping charge agreement of record in book 2593, page 566, said Register's Office; and to restrictive covenants contained in an instrument of record in book 2965, page 606, said Register's Office.

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