K 3285

Return to GUAR. TITLE

WARRANTY DEED

FROM 63820
Martin Zeitlin, Trustee

TO
Dorris R. Guy, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day of OCT A.D. 1962
at 2:12 o'clock
Noted in Book 24 Page 23
Recorded in Book ___ Page ___
Recording Fee ___
JAMES P. WILSON, Register
By ___ D.C.

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

3116397
$13,450.00

WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- ----------($10.00)---------- *DOLLARS*

cash in hand paid by Dorris R. Guy and wife, Marion Evelyn Guy, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Martin Zeitlin, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Dorris R. Guy and wife, Marion Evelyn Guy, 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. 43 on the Plan of Kenilworth Estates, Section 3, as of record in book 2900, pages 149 and 150, Register's Office for said County.
Said lot No. 43 fronts 67 feet on the northwesterly side of Citrus Drive and extends back 140 feet on the northeasterly line and 134 feet on the southwesterly line, to a dead line which is a broken line, measuring 86.5 feet thereon.
Being part of the real property conveyed to Martin Zeitlin, Trustee, by deed from Adam J. Strasser and wife, dated May 27, 1960, filed May 27, 1960, and recorded in book 3072, page 556, said Register's Office.
This conveyance is made subject to a twelve-foot easement for public utilities and drainage along rear line of premises, 5-foot sewer easement along rear line, anchor easement at southeast corner, 30-foot building setback line from Citrus Drive, and conditions of owners certificate as shown on plan of record in book 2900, pages 149 and 150, said Register's Office, and to restrictive covenants contained in an instrument of record in book 3221, page 445, said Register's Office.

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