K 3313

45.00

WARRANTY DEED

FROM 72748

SHERIDAN CONSTRUCTION COMPANY, a Tennessee corporation

TO

WILLIAM AVON BROWN, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day of DEC. A.D. 1961
at 8:32 o'clock A.M.
Noted in Book 120 Page 429
Recorded in Book ___ Page ___
Recording Fee $2.50
WILLIAM P. WILSON, Register
By [illegible] 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

Frank S. King, Jr.

For and in Consideration of the sum of ----------

TEN and no/100 ($10.00) ---------- *DOLLARS*

cash and other good and valuable considerations, the receipt of which are hereby acknowledged,

Sheridan Construction Company, a Tennessee corporation, has

~~*bargained and sold, and by these presents do transfer and convey unto*~~ *the said* William Avon Brown and wife, Rose Godwin Brown, 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. 318 on the Plan of Hillwood Estates, Section 12, as of record in Book 2663, page 109, Register's Office for said County.

Said Lot No. 318 fronts 200 feet on the easterly side of Sedberry Road and extends back 257 feet on the northerly line and 235 feet on the southerly line to a dead line, measuring 142.5 feet thereon.

Being the same real property conveyed to Sheridan Construction Company by deed from Norma Augusta St. Clair, dated May 5, 1961, filed May 8, 1961, and recorded in Book 3222, page 377, said Register's Office.

******This conveyance is made subject to the following:

(1) Ten-foot utility easement along rear line of premises, 90-foot building set-back line from Sedberry Road, and conditions of owners certificate, as shown on plan of record in Book 2663, page 109, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not them if less area results than established by restrictions on property.

(2) Easement granted Southern Bell Telephone and Telegraph Company by H. G. Hill Realty Company, dated March 19, 1959, filed March 23, 1959, and recorded in Book 2882, page 38, Register's Office for Davidson County, Tennessee, for an anchor easement at the northeast corner of premises.

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