K 3314

Return to GUAR. TITLE 73797

WARRANTY DEED

FROM

Joe Zeitlin, Trustee

TO

Dale A. Brassell, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 15 day
of April A.D. 1961
at 2:45 o'clock P.M.
Noted in Book DEED Page 547
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] D.C.

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 ten and no/100----------
----------($10.00)----------*DOLLARS*
cash in hand paid by Dale A. Brassell and wife, Edith C. Brassell, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Joe Zeitlin, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Dale A. Brassell and wife, Edith C. Brassell, 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. 12 on the Plan of Kenilworth Estates, Section 3, as of record in book 2900, pages 149 and 150, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dolphin Drive at the corner of Lots Nos. 11 and 12; thence with the line between said two lots, westerly 207.5 feet; thence northerly 16 feet to the corner of Lots Nos. 12 and 14; thence with the line between said two lots, northeasterly 132 feet to the corner of lots Nos. 12, 13, and 14; thence with the line between lots Nos. 12 and 13, southeasterly 111 feet to the westerly margin of Dolphin Drive; thence with the same, southerly 56 feet to the beginning.

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.

And by an amendment to agreement of record in book 3311, page 276, authority was granted to either Martin Zeitlin, Trustee, or Joe Zeitlin, Trustee to execute any conveyances.

This conveyance is made subject to ten-foot easement for public utilities, easement for sewer line across rear of premises, 30-foot building setback line from Dolphin 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.

PG 391