K 3340

Return to
GUAR. TITLE 82167

WARRANTY DEED

FROM
Joe Zeitlin, Trustee

TO
Joe M. Rogers, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day
of FEB A.D. 19[illegible]
at 1:17 o'clock P M.
Noted in Book 121 Page 541
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By [illegible] Deputy Reg.

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 ten and no/100---------- *DOLLARS*
----------($10.00)----------
cash in hand paid by Joe M. Rogers and wife, Lena L. Rogers, 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 Joe M. Rogers and wife, Lena L. Rogers, 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. 13 on the Plan of Kenilworth Estates, Section 3, of record in book 2900, pages 149 and 150, Register's Office for said County, described as follows:
Beginning on the northwesterly margin of Dolphin Drive, at the corner of Lots Nos. 12 and 13; thence with the line between said two Lots northwesterly 111 feet to the corner of lots Nos. 12, 13 and 14; thence with the line between Lots Nos. 13 and 14, northeasterly 85 feet to the southwesterly margin of Tampa Drive; thence with the same, southeasterly 81.8 feet to the beginning of a curve; thence around said curve, having a radius of 20 feet, southwesterly 31.4 feet to the northwesterly margin of Dolphin Drive; thence with same, southwesterly 61 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.
This conveyance is made subject to ten-foot easement for public utilities along the northwesterly line of premises, overhang easement across northeasterly part of premises, 30-foot building setback line from Tampa Drive, 20-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.

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

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