K 3342

Return to
Guar. Title

WARRANTY DEED

FROM 81545
PATTERSON & FOX, INC.

TO
ROBEY H. FRANKLIN, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 16 day
of Feb 1962
at 1:47 o'clock P M.
Noted in Book 101 Page 185
Recorded in Book Page
Recording Fee $2.00
JAMES S. WILSON, Register
By 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 ($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, to it paid by ROBEY H. FRANKLIN and wife, HAZEL ANNE B. FRANKLIN, the receipt of which is hereby acknowledged,

PATTERSON & FOX, INC., a Tennessee corporation, has

~~bargained~~ *and sold, and by these presents do transfer and convey unto the said* ROBEY H. FRANKLIN and wife, HAZEL ANNE B. FRANKLIN, 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. 256 on the Plan of Tynewood Estates, Section 2, as of record in Book 2900, pages 89 and 90, Register's Office for said County.

SAID Lot No. 256 fronts 260 feet on the southerly side of Ash Valley Drive and extends back 272 feet on the easterly line and 220 feet on the westerly line to a dead line, which is a broken line, measuring 274.3 feet thereon.

BEING part of the real property conveyed to Patterson & Fox, Inc., a Tennessee corporation, by deed from I. R. Schulman and Ervin M. Entrekin, Trustee, dated September 14, 1961, filed September 20, 1961, and recorded in Book 3281, page 309, said Register's Office.

THIS conveyance is made subject to restrictive covenants of record in Book 3069, page 566, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 10 foot easement for public utilities along rear line of premises, a 100 foot building setback line from Ash Valley Drive, as shown on plan of record in Book 2900, pages 89 and 90, Register's Office for Davidson County, Tennessee.

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