K 3344

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GUAR. TITLE

86788

WARRANTY DEED

FROM
Buford C. Moses

TO
Charles F. Hoover, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day
of MAR A.D. 1962
at 2:00 o'clock M
Noted in Book 101 Page 267
Recording Fee $2.00
JAMES R. 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

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GUAR. TITLE

WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- *DOLLARS*
----------($10.00)----------
cash in hand paid by Charles F. Hoover and wife, Velma J. Hoover, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

I, Buford C. Moses, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Charles F. Hoover and wife, Velma J. Hoover, 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 Pleasant Hills, as of record in book 2900, page 69, Register's Office for said County.
Said lot No. 13 fronts 104.63 feet on the southerly side of Cunniff Park Way and runs back between lines, 388.15 feet on the easterly line and 391.6 feet on the westerly line, which is a broken line, to a dead line in the rear on which it measures 55.6 feet thereon.
Being the same real property conveyed to Buford C. Moses, by deed from M. M. Cunniff and wife, et al, dated June 11, 1960, filed June 22, 1960, and recorded in book 3097, page 55, said Register's Office.
This conveyance is made subject to ten-foot utility easement along the southwesterly line of premises, 7.5 foot drainage and utility easement along westerly line of premises, 20-foot drainage and utility easement along southerly or rear line of premises, 40-foot building setback line from Cunniff Park Way, and conditions of owners certificate, as shown on plan of record in book 2900, page 69, said Register's Office; and to restrictive covenants contained in an instrument of record in book 3029, page 49, said Register's Office.

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