K 3373

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WARRANTY DEED

FROM

PATTERSON & FOX CONSTRUCTION COMPANY

TO

WILLIAM H. VAUGHAN, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of APR A.D. 1962 at 10:38 clock A.M.
Noted in Bk 101 Page
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.

Compliments of
Guaranty Title Company

DOCUMENTARY 20 CENTS
INTERNAL REVENUE 10 CENTS
$30 397399 THIRTY DOLLARS

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 is hereby acknowledged,

Patterson and Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox,

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* William H. Vaughan and wife, Ruth Woods Vaughan,

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. 388 on the Plan of Hillwood Estates, Section 15, as of record in Book 2900, page 117, Register's Office for said County.

Said Lot No. 388 fronts 165 feet on the easterly side of Post Road and extends back 224.32 feet on the northerly line and 222.88 feet on the southerly line to a dead line, measuring 165 feet thereon.

Being the same real property conveyed to Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, by deed from H. G. Hill Realty Company, a Tennessee corporation, dated May 10, 1961, filed June 9, 1961, and recorded in Book 3247, page 259, said Register's Office.

This conveyance is made subject to the following:

(1) Ten-foot utility easement along rear line of premises, 75-foot building setback line from Post Road, and conditions of owners certificate, as shown on plan of record in Book 2900, page 117, 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 then if less area results than established by restrictions on property.

(2) Restrictive covenants contained in deed from H. G. Hill Realty Company, a Tennessee corporation, to Patterson & Fox Construction Company, a partnership composed of James E. Patterson and Cecil F. Fox, dated May 10, 1961, and recorded in Book 3247, page 259, Register's Office for Davidson County, Tennessee.

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