K 3373

Return to GUAR. Title 96948

WARRANTY DEED

FROM Hardcastle Construction Co., Inc.

TO Walton H. McCormack, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of APR A.D. 1962 at 9:01 o'clock A.M.
Noted in Book 1071 Page 394
Recorded in Book Page
Recording Fee $2.00
JAMES R. WILSON, Register
By Deputy Reg.

Compliments of
Guaranty Title Company



WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- ----------($10.00)----------*DOLLARS* cash in hand paid by Walton H. McCormack and wife, Jane C. McCormack and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Hardcastle Construction Co., Inc., a Tennessee Corporation, organized and existing under the laws of the state of Tennessee, with its principal office at Nashville, has ~~bargained and sold~~, *and by these presents do transfer and convey unto the said* Walton H. McCormack and wife, Jane C. McCormack, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 11th Civil District of Davidson County, Tennessee, being lot No. 101 on the Plan of Oakland Acres, Section 10, as of record in book 2900, page 140, Register's Office for said County.
Said lot No. 101 fronts 268 feet on the northwesterly side of Freda Villa and runs back 276.9 feet on the northeasterly line and 310.1 feet on the southwesterly line to a point, said lot being triangular in shape.
Being part of the real property conveyed to Hardcastle Construction Co., Inc., a Tennessee corporation, by deed from J. M. Flanigan, dated August 4, 1959, filed August 6, 1959, and recorded in book 2921, page 21, said Register's Office.
This Deed is made subject to a ten-foot easement for public utility purposes along rear line of premises, 100 foot building setback line from Freda Villa and conditions of owners certificate as shown on plan of record in book 2900, page 140, said Register's Office.
Also subject to restrictive covenants contained in an instrument executed by Ray E. Garrett and wife, Ruth F. Garrett, dated May 4, 1948, filed May 11, 1948, and recorded in book 1584, page 23, Register's Office for said County.
Also subject to restrictive covenants contained in an instrument executed by Hardcastle Construction Company, Inc., dated March 10, 1961, filed March 10, 1961, and recorded in book 3184, page 407, Register's Office for Davidson County, Tennessee.

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