K 3428

Return to
GUAR. TITLE

WARRANTY DEED

FROM

Joe Zeitlin, Trustee

15490

TO

Matthew J. Allen, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day
of AUG A.D. 1963
at 12:40 o'clock P.M.
Noted in Book 10 Page 71
Recording Fee $2.00
JAMES H. WILSON, Register
By Deputy Reg.

Company

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100---------- ---------- ($10.00)------ *DOLLARS*

cash in hand paid by Matthew J. Allen and wife, Annie M. Allen, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Joe Zeitlin, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said Matthew J. Allen and wife, Annie M. Allen, 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. 279 on the Plan of Kenilworth Estates, Section 4, as of record in book 3300, pages 34, 35 and 36, Register's Office for said County, described as follows:
Beginning on the easterly margin of Sunlight Drive at the corner of lots Nos. 278 and 279; thence with the line between said two lots easterly 91.7 feet to the corner of lots Nos. 278, 279 and 280; thence with the line between lots Nos. 279 and 280 northerly 107 feet to the southerly margin of Paragon Mills Road; thence with the same westerly 68.6 feet to the beginning of a curve; thence around said curve having a radius of 20 feet southwesterly 31.4 feet to the easterly margin of Sunlight Drive; thence with the same southerly 73 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 a ten-foot easement for public utilities along southerly line of premises, easement for sewer line at southeast corner of premises, overhang easement at northwest corner, 30-foot building setback line from Paragon Mills Road and 20-foot building setback line from Sunlight Drive and conditions of owners certificate as shown on plan of record in book 3300, pages 34, 35, and 36, said Register's Office; easement of record in book 3103, page 45, said Register's Office, and to restrictive covenants of record in book 3316, page 339, said Register's Office.

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