BK 3431

Return to GUAR. TITLE

684

WARRANTY DEED

FROM

Martin Zeitlin, Trustee

TO

Banford Smith, Jr., et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of AUG A.D. 19[illegible] at 2:45 o'clock P. M.
Noted in Book 03 Page 555
Recording Fee $2.00
JAMES P. 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 by Banford Smith, Jr. and wife, Frances W. Smith, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, MartinZeitlin, Trustee,

have bargained and sold, and by these presents do transfer and convey unto the said Banford Smith, Jr. and wife, Frances W. Smith

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. 461 on the plan of Hermitage Hills, Section 5, as of record in book 3300, pages 1 and 2, Register's Office for said County.
Said lot No. 461 fronts 83.5 feet on the southerly side of Bonnameade Drive and extends back 155 feet on the easterly line and 155 feet on the westerly line to a dead line, measuring 83.5 feet thereon.
Being part of the real property conveyed to Martin Zeitlin, Trustee, by deed from Royal Homes, Inc., dated November 14, 1961, filed January 8, 1962, and recorded in book 3317, page 23, said Register's Office.
This conveyance is made subject to a ten-foot easement for drainage and public utilities along rear line of premises, 40-foot building setback line from Bonnameade Drive and conditions of owners certificate as shown on plan of record in book 3300, pages 1 and 2, said Register's Office, and to restrictive covenants contained in an instrument of record in book 3222, page 154, said Register's Office.

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