K 3431

WARRANTY DEED

FROM

Estes-Taylor Company, Inc.

TO

John F. Blythe et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 31 day of AUG A.D. 1962 at 2:30 o'clock P.M.
Noted in Book 10 Page 54
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 John F. Blythe and wife, Lillian H. Blythe, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Estes-Taylor Company, Inc., a Tennessee corporation, has

bargained and sold, and by these presents do transfer and convey unto the said John F. Blythe and wife, Lillian H. Blythe, 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. 12 on the Plan of Harpeth Acres, Section 5, as of record in book 2330, page 73, Register's Office for said County.
Said Lot No. 12 fronts 115 feet on the westerly side of Belmont Park Terrace and extends back 328.8 feet on the northerly line and 322.6 feet on the southerly line to a dead line, measuring 152 feet thereon.
Being the same real property conveyed to Estes-Taylor Company, a Tennessee corporation, by deed from Ben F. Fite and wife, of record in book 3368, page 193, said Register's Office.

This conveyance is made subject to ten-foot easement for public utility purposes along rear line of premises, another easement in northeast corner of premises, 125-foot building setback line from Belmont Park Terrace, and conditions of owners certificate, as shown on plan of record in book 2330, page 73, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2493, page 351, said Register's Office.

G 463