BK 3431

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WARRANTY DEED

FROM

C. O. EAGAN, ET UX, ET AL

TO

JAMES T. CONRAD

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 4 DAY
SEP 1962
at ... M.
Note/Book ... Page ...
Recorded in Book ...
By ... Deputy Register

Compliments of
Guarantee Title Company
Division of
Kentucky Title Insurance Company
Jackson Trust Building
Cor. Third & Union
NASHVILLE, TENNESSEE

DOCUMENTARY

For and in Consideration of the sum of ($10.00) ***DOLLARS***

TEN and No/100ths

cash in hand paid by James T. Conrad, and other good and valuable considerations, receipt of all of which is hereby acknowledged, we, C. O. Egan and wife, Edith Egan and Howard L. Ward and wife, Juanita S. Ward

have bargained and sold, and by these presents do transfer and convey unto the said James T. Conrad, his ***heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:***

Being the east 39.7 feet of Lot No. 25 on the Second Revised Plan of Myatt-Egan Subdivision of Lots No. 2 and 3 of the Anderson Estates, of record in Book 1424, page 150, Register's Office for said County. Said part of said lot fronts 39.7 feet on the north side of Old Hickory Boulevard and extends back between parallel lines, 182 feet to a dead line. Being part of property conveyed to C. O. Egan and wife, Edith Egan by deed from John W. Anderson and wife, of record in Book 1403, page 642, as to a 1/2 interest; and conveyed to Howard L. Ward, as devisee under the Will of Lottie W. Myatt, deceased, of record in Will Book 72, page 18, County Court Clerk's Office and by deed from Steve K. Myatt, et al, of record in Book 3104, page 316, said Register's Office, as to a 1/2 interest.

This conveyance is made subject to restrictions of record in Book 1759, page 211 and set-back line and easement of record in Book 1324, page 150, said register's office.

Taxes for 1962 have been prorated and assumed by grantee.