K 3435

24239

WARRANTY DEED

FROM

Joseph F. McMahon, Jr. et ux.

TO

Claire Theresa Lynch Gilliam

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for Record
OCT 28 1982
at 4:35 o'clock P.M.
Noted in Book 5135 Page 325
Recording Fee $3.00
Deputy Reg.

Company
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ding
Union

TOM SUMMERS CO.
REALTOR - INSURANCE
3813 HILLSBORO ROAD
NASHVILLE 12, TENNESSEE

WARRANTY DEED

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

cash in hand paid by Claire Theresa Lynch Gilliam, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Claire Theresa Lynch Gilliam has assumed and agrees to pay the unpaid balance of $11,751.22 of an original indebtedness of $13,800.00 secured by deed of trust of record in book 2353, page 225, Register's Office for Davidson County, Tennessee,

We, Joseph F. McMahon, Jr. and wife, Jane C. McMahon,

have bargained and sold, and by these presents do transfer and convey unto the said Claire Theresa Lynch Gilliam, her

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being in the 7th Civil District of said County and State, being Lot "C" on the Plan of Springdale Estates, as of record in book 1835, page 104, Register's Office for said County, and described as follows:
Beginning at an iron pin located in the southerly margin of Pasadena Drive and the common corner between Lots "B" and "C"; thence in a southerly direction along the common line between Lots "B" and "C" 365 feet to an iron pin in the northerly margin of Lot "E"; thence south 84° 53' east along the northerly margin of Lot "E" 122 feet to an iron pin at the southwest corner of Lot "D"; thence in a northerly direction along the common line between Lots "C" and "D" 365 feet to an iron pin in the southerly margin of Pasadena Drive; thence north 84° 53' west along the southerly margin of Pasadena Drive 122 feet to an iron pin and the point of beginning, containing in all 1.02 acres, more or less.
Being the same real property conveyed to Joseph F. McMahon, Jr. and wife, Jane C. McMahon, by deed from Lyt C. Anderson, Jr., of record in book 2332, page 87, said Register's Office.

This conveyance is made subject to 20-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Pasadena Drive, and conditions of owners certificate, as shown on plan of record in book 1835, page 104, Register's Office for said County; and restrictive covenants contained in an instrument of record in book 2032, page 325, said Register's Office.

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