K 3460

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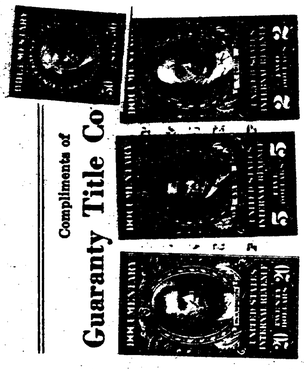
Return to
GUAR. TITLE
10-4-178

WARRANTY DEED

FROM 30424
Eugene S. Tanner

TO
Hudson W. Coombs et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day
of NOV A.D. 1962
at 12:50 o'clock P. M.
Noted in Book 571 Page
Recorded in Book Page
Recording Fee $2.00
Register
By Deputy Reg.



Compliments of
Guaranty Title Co

WARRANTY DEED

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

cash in hand paid by Hudson W. Coombs and wife, Jane Phillips, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

I, Eugene S. Tanner, a widower,

---------- *have bargained and sold, and by these presents do transfer and convey unto the said* Hudson W. Coombs and wife, Jane Phillips Coombs, 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. 78 on the Plan of Brookhaven Estates, as of record in book 1835, pages 49, 50 and 51, Register's Office for said County, described as follows: Beginning on the northwesterly margin of Crestridge Drive, at the corner of lots Nos. 78 and 79; thence with the line between said two lots, northwestwardly 292 feet to the easterly line of lot marked "Reserved"; thence with said line, southwardly 246.7 feet to the northerly margin of Evans Road; thence with said Road, eastwardly 180.75 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet, northeastwardly 39.27 feet to the northwesterly margin of Crestridge Drive; thence with said Drive, northeastwardly 175 feet to the beginning.
Being the same real property conveyed to Eugene S. Tanner and wife, Louise Polk Tanner, by deed from Woodhaven Homes, Inc., of record in book 2030, page 67, as corrected by instrument of record in book 2037, page 455, said Register's Office, the said Louise Polk Tanner having since died.

This conveyance is made subject to a ten-foot easement for public utility purposes along westerly line of premises, 75-foot building setback line from Crestridge Drive, 37.5 foot building setback line from Evans Road, and conditions of owners certificate, as shown on plan of record in book 1835, pages 49, 50 and 51, Register's Office for Davidson County, Tennessee, and restrictive covenants contained in deed of record in book 1786, page 501, and restrictive covenants contained in instrument of record in book 1969, page 609, said Register's Office.

PG 599