BK 3465

WARRANTY DEED

FROM

Manuel Construction Company

35681

TO

Lloyd Elmer Rountree, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 5 day of DEC A.D. 1962
at 9:23 o'clock A.M. and recorded in Book 3465 Page 810
Recorded in Book ___ Page ___
Recording Fee $1.50
By _____ Register
Deputy Reg.

Compliments of
Guaranty Title Company
A Division of

WARRANTY DEED

For and in Consideration of the sum of ten and no/100---------- *DOLLARS*

----------($10.00)----------

cash in hand paid by Lloyd Elmer Rountree and wife, Geraldine T. Rountree, and other good and valuable considerations, receipt of all of which is hereby acknowledged,

Manuel Construction Company, a Tennessee corporation, organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

bargained and sold, and by these presents do transfer and convey unto the said Lloyd Elmer Rountree and wife, Geraldine T. Rountree, 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. 160 on the Plan of Town Park Estates, as of record in book 3300, pages 64 and 65, Register's Office for said County, described as follows:

Beginning at a point on the southwesterly margin of D'Ville Drive at the corner of lots Nos. 159 and 160 on said plan; thence with the line between said lots Nos. 159 and 160 southwestwardly 135.5 feet to the corner of lots Nos. 158, 159 and 160; thence with the line between said lots Nos. 158 and 160 southewastwardly 136.45 feet to the corner of lots Nos. 157, 160, 167 and 168; thence with the line between said lots Nos. 160 and 167 northeastwardly 53.7 feet to the corner of lots Nos. 160 and 161 160 and 161; thence with the line between said lots Nos. 160 and 161 northeastwardly 233.23 feet to the southwesterly margin of said Drive; thence with same northwestwardly 89 feet to the beginning.

Being part of the real property conveyed to Manuel Construction Company, a Tennessee corporation, by deed from MEG Co., dated August 22, 1962, filed August 30, 1962, and recorded in book 3431, page 325, said Register's office.

This conveyance is made subject to ten-foot easement for public utilities and drainage along westerly and rear lines of premises, 5-foot telephone easement along easterly line of premises, 50-foot building setback line from D'Ville Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 64 and 65, said Register's Office; and to restrictive covenants contained in an instrument of record in book 3400, page 120, said Register's Office; as amended by instrument of record in book 3436, page 43, said Register's Office.

PG 57