BK 3465

WARRANTY DEED C-4740 — NASHVILLE TITLE COMPANY

For and in consideration of the sum of TEN & NO [illegible] DOLLARS ($ 10.00),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

E. C. VINSON, joined by his wife, MARY V. VINSON,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J. B. COLLINS and wife, PEARL P. COLLINS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Second Civil District of Davidson County, Tennessee, being Lot No. 34 on the Plan of Curreywood Acres, Section I, of record in Book 2133, pages 109 and 110, Register's Office for said County.

Said Lot No. 34 fronts a total of 244 feet on the northeasterly margin of Vinson Drive along a curve, and extends back 200 feet on the northerly side and 207.6 feet on the southeasterly side to a dead line in the rear measuring 90 feet.

Being part of the property conveyed to E. C. Vinson by two deeds: (1) from F. L. Eubank and wife, Helen S. Eubank of record in Book 2156, page 442, and (2) from W. L. Timmons of record in Book 2047, page 159, Register's Office for Davidson County, Tennessee.

This conveyance made subject to restrictions of record in Book 2294, page 506, said Register's Office, which set forth, among other things, the kind and size of residences to be built on the lots in Curreywood Acres, contain the following: "EXCEPTION: The setback line as shown on Lot No. 34 of the said recorded Plan shall apply only to any structure erected on said lot in the future /I.e., after August 18, 1954/, and shall not apply to the present building which was erected before the said subdivision was made."

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 10th day of January, 1956.

E. C. Vinson

Mary V. Vinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Wayne Hemmontree, a Notary Public in and for the State and County aforesaid, personally appeared the within named E. C. Vinson and wife, Mary V. Vinson, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand [illegible] this, the 10th day of January, 1956, Nashville, Tennessee,

My commission expires: October 21, 1960

Wayne Hemmontree
Notary Public

THE NASHVILLE TITLE COMPANY
DAVIDSON COUNTY, TENN.

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