Return to
GUAR. TITLE 37617

WARRANTY DEED

FROM
Manuel Construction Company

TO
James M. Boyce, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 18 day
of DEC. A.D. 1962
at 2:25 o'clock P.M.
Noted in Book 4241 Page 157
Recorded in Book ___ Page ___
Recording Fee $2.00
Register
By ___ D.C.
Deputy Reg.

Compliments of
Guaranty Title Company

WARRANTY DEED

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

----------($10.00)----------*DOLLARS*

cash in hand paid by James M. Boyce and wife, Jimmie Sue Boyce, 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

.....*have bargained and sold, and by these presents do transfer and convey unto the said* James M. Boyce and wife, Jimmie Sue Boyce, 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. 177 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 Town Park Drive at the corner of Lot No. 148 and Lot No. 177 on said plan; thence with the line between said two lots southwestwardly 100.02 feet to the corner of lots Nos. 148, 177, and 178; thence with the line between said Lots Nos. 177 and 178 southeastwardly 127.73 feet to the northerly margin of Southwind Drive; thence with same northeastwardly 96.61 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 40.82 feet to a monument on the southwesterly margin of said Town Park Drive; thence with same northwestwardly 114 feet to the beginning.

Being part of the real property conveyed to Manuel Construction Company, a Tennessee corporation, by deed from MEG. Co., dated June 19, 1962, filed June 27, 1962, and recorded in book 3402, page 285, said Register's Office.

This conveyance is made subject to ten-foot easement for public utilities and drainage along northerly line of premises, 30-foot building setback lines from Town Park Drive and Southwind Drive and overhang easement across southeast corner of premises, 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, as amended by instrument of record in book 3436, page 43, said Register's Office.