Return to GUAR. TITLE 41864

WARRANTY DEED

FROM

Gregory Homes, Inc.

TO

James S. McClellan, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 9 day of JAN A.D. 1963
at 8:36 o'clock A.M.
Noted in Book 61 Page 551
Recorded in Book Page
Recording Fee $2.00
Register
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 S. McClellan and wife, Bettie Sue B. McClellan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Gregory Homes, Inc., a Tennessee corporation, organized and existing under the laws of the State of Tennessee, with its principal office in Nashville, has

*bargained and sold, and by these presents* does *transfer and convey unto the said* James S. McClellan and wife, Bettie Sue B. McClellan, 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. 421 on the Plan of Hermitage Hills, Section 5, as of record in book 3300, pages 1 and 2, Register's Office for said County. Said lot No. 421 fronts 78.71 feet on the southerly side of Bonnabrook Drive and extends back 135 feet on the easterly line and 137.5 feet on the westerly line to a dead line, measuring 78.8 feet thereon. Being part of the real property conveyed to Gregory Homes, Inc. by deed from Miller Kimbrough, Trustee, of record in book 3431, page 373, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities along rear line of premises, 40-foot building setback line from Bonnabrook Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 1 and 2, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3222, page 154, Register's Office for said County.