K 3501

Return to GUAR. TITLE

WARRANTY DEED

FROM 43418

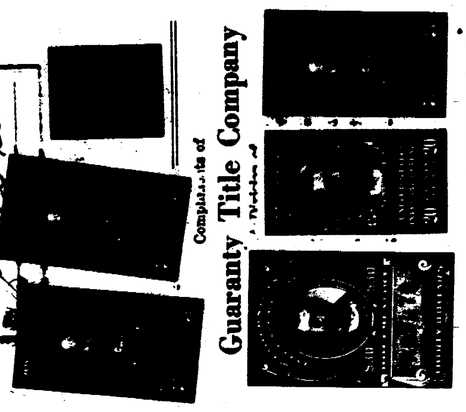
PATTERSON & FOX, INC.

TO

SAMUEL WILKER, ET UX

STATE OF TENNESSEE, DAVIDSON COUNTY
Received for Record this 16 day of JAN 1963 at 3:21 P.M.
2.00
Register

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, and other good and valuable considerations to it paid by SAMUEL WILKER and wife, SYLVIA M. WILKER, the receipt of which is hereby acknowledged,

PATTERSON & FOX, INC., a Tennessee corporation,
has/does *~~have~~ bargained and sold, and by these presents do transfer and convey unto*
the said SAMUEL WILKER and wife, SYLVIA M. WILKER,
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. 254 on the Plan of Tynewood Estates, Section Two, as of record in Book 2900, pages 89 and 90, Register's Office for said County, described as follows:

Beginning on the northerly margin of Ash Valley Drive at the common front corner of Lots Nos. 253 and 254 on said Plan; thence westwardly along the northerly margin of Ash Valley Drive 214.7 feet to a concrete monument; thence south 88° 28' west 166.0 feet to a point; thence north 3° 46' east, 590.0 feet to a concrete monument, the northwest corner of this lot; thence south 88° 49' east, 142.0 feet to the common rear corner of Lots Nos. 253 and 254; thence southwardly along the line between said lots, 542.0 feet to the beginning.

Being the same real property conveyed to Patterson & Fox, Inc., by deed from I. R. Schulman et al, Trustees, dated August 13, 1962, filed August 13, 1962, and recorded in Book 3428, page 539, said Register's Office.

This conveyance is made subject to Restrictive Covenants of record in Book 3069, page 566, Register's Office for Davidson County, Tennessee; owner's certificate; a ten-foot easement for public utilities along northerly, westerly and southerly lines of said lot, and a 100-foot building setback line from Ash Valley Drive, as

G 405