K 3504

6-171493
$13,500.00

WARRANTY DEED

FROM 46506

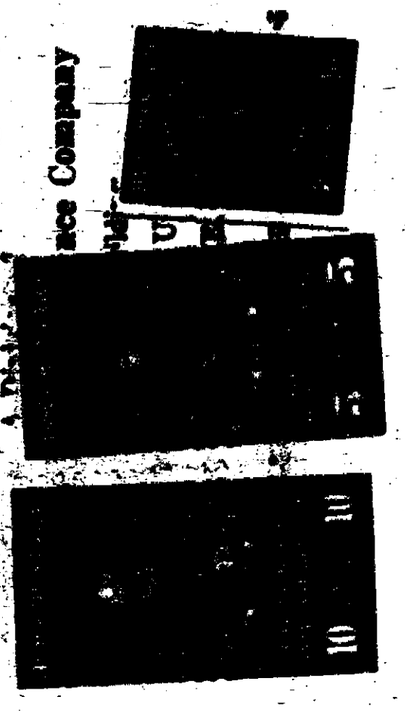
Manuel Construction Company

TO

Ralph N. Sanford, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of FEB A.D. 1963 1:34 o'clock P M.
and in Book 1074 Page 453
Recorded in Book Page
Recording Fee $2.00
Register
By 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 Ralph N. Sanford and wife, Martha Agnes Sanford, and other good and valuable considerations, the 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 in Nashville, has

bargained and sold, and by these presents do transfer and convey unto the said Ralph N. Sanford and wife, Martha Agnes Sanford, 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. 138 on the Plan of Town Park Estates, as of record in book 3300, pages 64 and 65, Register's Office for said County, as amended by instrument of record in book 3459, page 400, said Register's Office.

Said lot No. 138 fronts 143 feet on the westerly side of Town Park Drive and extends back 261.07 feet on the northerly line and 260 feet on the southerly line to a dead line, measuring 77.70 feet thereon.

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 a ten-foot easement for public utilities and drainage along westerly line of premises, 5-foot drainage easement along southerly line of premises, anchor easement at northeast corner of premises, 30-foot building setback line from Town Park 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 of record in book 3400, page 120, as amended by instrument of record in book 3436, page 83, said Register's Office.

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