K 3504

Return to GUAR. TITL...

G- 171696
$ 15900.00

WARRANTY DEED

FROM
Manuel Construction Company, Inc.

TO
Herman S. Gardner, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
this 7 day
of FEB A.D. 1963
at 2:29 o'clock P.M.
Noted in Book OW Page 254
Recorded in Book Page
Recording Fee $2.00
By [illegible] Deputy Reg.

[redacted]

Compliments of
Guaranty Title Company

[redacted]

WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*

cash in hand paid by Herman S. Gardner and wife, Audrey F. Gardner and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Manuel Construction Company, 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 do transfer and convey unto the said Herman S. Gardner and wife, Audrey F. Gardner, 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. 3 on the Plan of Town Park Estates, as of record in book 3300, pages 64 and 65, Register's Office for said County. Said lot No. 3 fronts 72 feet on the westerly side of Carillon Drive and extends back 137.55 feet on the northerly line and 207.17 feet on the southerly line to a dead line, measuring 92.37 feet thereon.

Being part of the real property conveyed to Manuel Construction Company, Inc., a Tennessee corporation, by deed from MEG Co., dated November 7, 1962, filed November 14, 1962, and recorded in book 3462, page 159, said Register's Office.

This conveyance is made subject to a ten-foot public utility and drainage easement along rear line of premises, 30-foot building setback line from Carillon 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 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.

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