K 3505

Return to GUAR. TITLE 47867 V 1/19/73 0 15.30

WARRANTY DEED

FROM Manuel Construction Company

TO Richard G. Rhea, et ux

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY
Received for record 15 day of FEB A.D. 1973 at 8:27 o'clock A.M.
Noted in Book 1614 Page 513
Recording Fee $3.00
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 Richard G. Rhea and wife, Martha Ann Rhea, 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

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Richard G. Rhea and wife, Martha Ann Rhea, 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. 144 on the Plan of Town Park Estates, as of record in book 3300, pages 64 and 65, and amended by instrument of record in book 3459, page 400, Register's Office for said County. Said lot No. 144 fronts 66 feet on the westerly side of Town Park Drive and extends back 223.64 feet on the northerly line and 275.10 feet on the southerly line to a dead line, measuring 129.62 feet thereon.

Being part of the real property conveyed to Manuel Construction Company, a Tennessee corporation, by deed from MEG Co., dated September 26, 1962, filed November 9, 1962, and recorded in book 3461, page 499, said Register's Office.

This conveyance is made subject to a ten-foot easement for public utilities and drainage along rear 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 contained in an instrument of record in book 3400, page 120, as amended by instrument of record in book3436, page 43, said Register's Office.

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