BK 3508

Return to
GUAR. TITLE

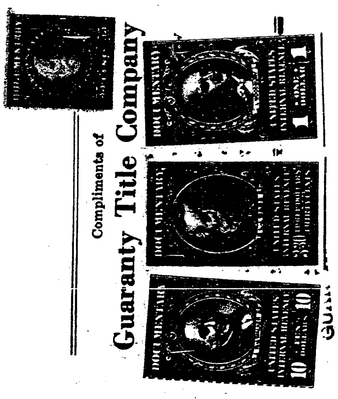
C. 172006
#13,200

WARRANTY DEED

FROM 50768
Manuel Construction Company, Inc.

TO
Jack Clinton Morgan, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 6 day
of MAR A.D. 1963
at 2:50 o'clock P.M.
Noted in Book 1414 Page 245
Recorded in Book Page
Recording Fee $2.25
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 Jack Clinton Morgan and wife, Emma M. Morgan, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Manuel Construction Company, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

bargained and sold, and by these presents does *transfer and convey unto the said* Jack Clinton Morgan and wife, Emma M. Morgan, 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. 95 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. 95 fronts 70 feet on the easterly side of Ladybird Drive and extends back 179.09 feet on the northerly line and 180.72 feet on the southerly line to a dead line, measuring 70.02 feet thereon.
Being part of the real property conveyed to Manuel Construction Company, Inc. by deed from MEG Co., of record in book 3499, page 339, said Register's Office.

This conveyance is made subject to a 30-foot easement for public utilities along easterly line of premises, 5-foot telephone easement along southerly line of premises, anchor easement at southwest corner of premises, 60-foot building set-back line from Ladybird Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 64 and 65, Register's Office for Davidson County, Tennessee; easement for right-of-way granted American Telephone & Telegraph Company by Ruby King McLaughlin and James E. McLaughlin, as of record in book 1224, page 221, Register's Office for said County, and also under a certified copy of decree in Chancery Court, of record in book 1207, page 484, 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, Register's Office for said County.

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