Return to
QUAL TITLE

WARRANTY DEED

FROM 52504

Manuel Construction Company

TO

Roy Lee Smith, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNT
Rec'd for record 18 da.
AD
Recorded in Book Page
Recording Fee $2.00
Register
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 Roy Lee Smith and wife, Alice A. Smith, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Manuel Construction Company, 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 do transfer and convey unto the said Roy Lee Smith and wife, Alice A. Smith, their heirs

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot No. 147 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. 147 fronts 60 feet on the westerly side of Town Park Drive and extends back 274.74 feet on the northerly line and 191.57 feet on the southerly line to a dead line, which is a broken line, measuring 134.78 feet thereon.
Being part of the real property conveyed to Manuel Construction Company, a Tennessee corporation, by deed from MEG Co., of record in book 3461, page 499, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities and drainage along rear line of premises, 5-foot drainage easement along northerly line of premises, anchor easement at northeast and southeast corners 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, Register's Office for Davidson County, Tennessee, 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.