K 3531

55169

WARRANTY DEED

FROM

FRANK A. LEAVITT ET UX

TO

COMBS L. FORT ET UX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 1 day of APR A.D. 1963

Compliments of
Guaranty Title Company
A Division of
Kansas City Title Insurance Company
American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of - - $10.00 - - - - - - - - - - - - -

- - - - - - Ten and No/100 - *DOLLARS*
cash in hand paid by Combs L. Fort and wife, Ann H. Fort and other valuable and sufficient considerations, the receipt of which is hereby acknowledged, and for the balance the said Combs L. Fort and wife, Ann H. Fort have expressly assumed and agree to pay a first mortgage being in the original amount of $13,500, with the present balance being $11,946.34 after the March 1963 payment (and with interest paid to April 1, 1963) said indebtedness being more fully described in and secured by a deed of trust executed by Frank A. Leavitt and wife, Elizabeth Courtney Leavitt, to Louis R. Linx, Trustee, of record in book 2919, page 359, to secure the First Federal Savings & Loan Association of Nashville.

We, Frank A. Leavitt and wife, Elizabeth Courtney Leavitt *have bargained and sold, and by these presents do transfer and convey unto the said* - - Combs L. Fort and wife, Ann H. Fort, 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. 35 on the Plan of Lakeview Manor, as of record in book 2133, page 39, Register's Office for said County, and described as follows:
Beginning at a point in the northwesterly margin of Parkwood Terrace, at the corner of lots Nos. 34 and 35; thence with the line between said lots, northwesterly 303.2 feet to a point; thence southwesterly 73.58 feet to a corner of lot No. 37; thence with the line between lots Nos. 35 and 37, southerly 277.2 feet to the north margin of Norfleet Drive; thence with the margin of said Drive, southeasterly around a slight curve, 170.77 feet to the beginning of another curve; thence around said curve, easterly 42.69 feet to the northwesterly margin of Parkwood Terrace; thence along the margin of said Terrace, northeasterly 158.35 feet to the point of beginning.
Being the same real property conveyed to Frank A. Leavitt and wife, Elizabeth Courtney Leavitt, by deed from Jean D. Gilmore and wife, dated April 30, 1959, filed May 4, 1959, and recorded in book 2904, page 41, said Register's Office, (Being improved property and known as street No. 1040 Parkwood Terrace, Nashville, Tenn.)
This conveyance is made subject to the following:
Ten-foot easement for public utility purposes along rear line of premises, 75-foot building setback line from Norfleet Drive and Parkwood Terrace and conditions of owners certificate, as shown on plan of record in book 2133, pages 39, 40 and 41, Register's Office for Davidson County, Tennessee, the latter providing that no lot shall be subdivided or changed to produce less area until a system of sewers is installed and approved, and not then if less area results than established by restrictions on property.

Restrictive covenants contained in deed from F. N. McNeill, Jr., Executor and Trustee, to Jean D. Gilmore and wife, dated March 20, 1952, filed March 25, 1952 and recorded in book 2040, page 283, Register's Office for Davidson County, Tennessee.

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