K 3534

WARRANTY DEED

FROM

TO

58111-A

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

GEORGE A. ABRAMS, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNT
Received for record 18 day
of APR A.D. 1963 9 o'clock A.M.
Noted in Book 1015 Page 145
Recorded in Book Page
Recording Fee $2.25
Register, Deputy Clerk

Compliments of
Guaranty Title Company
A Division of
City Title Insurance Company

For and in Consideration of the sum of TEN AND NO/100 (10.00) *DOLLARS* cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

[illegible], a Tennessee corporation, has ~~bargained~~ does *bargained and sold, and by these presents do transfer and convey unto the said* GEORGE A. ABRAMS and wife, VIVIAN S. ABRAMS, 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. 151 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, page 93, Register's Office for said County.

Said Lot No. 151 fronts 85 feet on the westerly side of East Ridge Drive and runs back between lines 265.7 feet on the northerly line and 262.05 feet on the southerly line to a dead line in the rear on which it measures 85.06 feet.

Being part of the same property conveyed to Shufeld Company, by deed from Nolensville Realty Company, of record in Book 2902, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3075, page 160, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 30 foot minimum building setback line from East Ridge Drive, and a 30 foot easement for public utility purposes and drainage purposes along the rear line of said lot as shown on Plan of record in Book 2900, page 93, Register's Office for Davidson County, Tennessee.

To Have and to Hold the same, with all appurtenances, estate, title and interest thereto belonging to the said GEORGE A. ABRAMS and wife, VIVIAN S. ABRAMS, their *heirs and assigns, forever.*

And it does ~~XXX~~ *covenant with the said* GEORGE A. ABRAMS and wife, VIVIAN S. ABRAMS, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by restrictive covenants; Owner's Certificate, setback line and utility and drainage easement as hereinabove set forth and taxes for the year 1963, subject to which this conveyance is executed.

PG 201