K 3535

Return to GUAR. TITLE

WARRANTY DEED

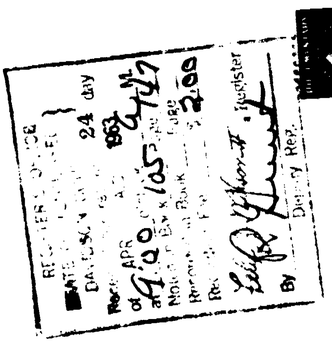
FROM

Gregory Homes, Inc.

59081

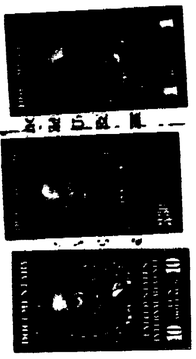
TO

James F. Smithson et ux.



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 James F. Smithson and wife, Jeanette J. Smithson, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

GREGORY HOMES, INC., a Tennessee corporation,

have bargained and sold, and by these presents do transfer and convey unto the said James F. Smithson and wife, Jeanette J. Smithson, 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. 651 on the Plan of Hermitage Hills, Section 7, as of record in book 3300, pages 62 and 63, Register's Office for said County.
Said lot No. 651 fronts 85 feet on the westerly side of Bonnafair Drive and extends back between parallel lines 150 feet to a dead line.
Being part of the real property conveyed to Gregory Homes, Inc. by deed from Miller Kimbrough, Trustee, dated November 1, 1962, filed November 9, 1962, and recorded in book 3461, page 485, said Register's Office.

This conveyance is made subject to 10-foot drainage and utility easement along rear line and 5-foot drainage easement along northerly line of premises, 30-foot building setback line from Bonnafair Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee; and to restrictive covenants contained in an instrument of record in book 3399, page 446, as amended by an instrument of record in book 3404, page 165, said Register's Office.

G 71