K 3572

Return to GUAR. TITLE

WARRANTY DEED

FROM Manuel Construction Company

67445

TO Bryan F. Bellar, et ux

REGISTER'S OFFICE STATE OF TENNESSEE DAVIDSON COUNTY
Received for record 10 day of JUN A.D. at 2:2 o'clock P.M.
Noted in Book 1615 Page 332
Recorded in Book 3572 Page 55
Recording Fee $

Compliments of Guaranty Title Co.

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100 ($10.00) *DOLLARS*

cash in hand paid by Bryan F. Bellar and wife, Betty E. Bellar, 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 Bryan F. Bellar and wife, Betty E. Bellar, 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. 210 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. 210 fronts 23 feet on the northerly side of Citation Court and extends back 242.57 feet on the westerly line and 280.49 feet on the easterly line to a dead line, measuring 214 feet thereon.
Being part of the real property conveyed to Manuel Construction Company by deed from MEG Co., Inc., of record in book 3508, page 137, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities and drainage along rear line of premises, 30-foot building setback line from Citation Court, 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.

thereto belonging to the said Bryan F. Bellar and wife, Betty E. Bellar, their

heirs and assigns, forever.

And Grantor does covenant with the said Bryan F. Bellar and wife, Betty E. Bellar

said [illegible] of said land in fee simple; have a good right to convey the same

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