K 3574

WARRANTY DEED

FROM

Nolland F. Cottrell et ux.

70410

TO

Hobert H. Mann et ux.

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 26 day of JUN A.D. 1963 at 2:15 o'clock P.M.
Noted in Book 1615 Page 62
Recording Fee $ 4.00
Fee $3.00 Richard, Register
By [illegible] Deputy Reg.

Compliments of

Guaranty Title Company

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

DOCUMENTARY 65

WARRANTY DEED

For and in Consideration of the sum of Ten Thousand Seven and 41/100 ----------
----------($10,007.41) ---------- *DOLLARS*

of which $1,300.00 has been paid in cash by Hobert H. Mann and wife, Mary Frances Mann, the receipt of which is hereby acknowledged, and for the remainder the said Hobert H. Mann and wife have assumed and agree to pay the unpaid balance of $8,707.41 of an original indebtedness of $10,225.00 secured by deed of trust of record in book 2434, page 377, Register's Office for Davidson County, Tennessee.

We, Nolland F. Cottrell and wife, Joan R. Cottrell,

have bargained and sold, and by these presents do transfer and convey unto the said Hobert H. Mann and wife, Mary Frances Mann, 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. 7 of Hurdwood Heights, Section 2, as of record in Book 2330, page 38, Register's Office for said County.
Said Lot No. 7 fronts 80 feet on the westerly side of Hurdwood Drive and runs back 107.1 feet on the northerly line and 179.7 feet on the southerly line to a dead line, measuring 94.2 feet thereon.
Being the same real property conveyed to Nolland F. Cottrell and wife, Joan R. Cottrell, by deed from Richard L. Jones and wife, of record in book 3066, page 39, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along northerly and rear lines of premises, 30-foot building setback line from Hardwood Drive, and conditions of owners certificate, as shown on plan of record in book 2330, page 38, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2435, page 550, said Register's Office.

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