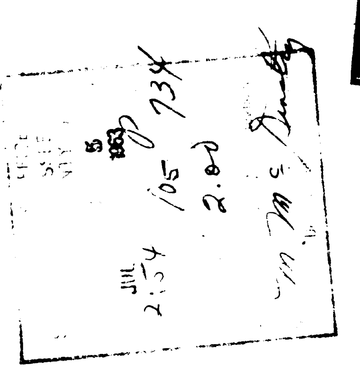
K 3575

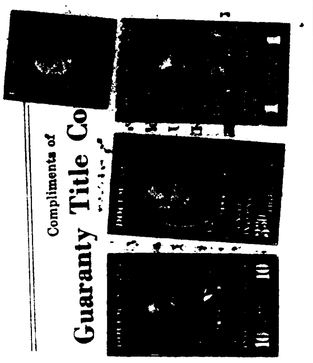
Book 3575 Page 577

WARRANTY DEED

FROM 71998 Manuel Construction Company

TO Scottie E. Saunders, et ux





WARRANTY DEED

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

cash in hand paid by Scottie E. Saunders and wife, Judith A. Saunders, 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

have bargained and sold, and by these presents do transfer and convey unto does *the said* Scottie E. Saunders and wife, Judith A. Saunders, 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. 93 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. 93 fronts 70 feet on the easterly side of Ladybird Drive and extends back 182.35 feet on the northerly line and 183.98 feet on the southerly line to a dead line, measuring 70.02 feet thereon.
Being part of the real property conveyed to Manuel Construction Company, a Tennessee corporation, by deed from MEG Co., of record in book 3501, page 585, said Register's Office.

This conveyance is made subject to easement for right-of-way granted American Telephone & Telegraph Company, of record in book 1224, page 221 and also under a certified copy of decree in Chancery Court of record in book 1207, page 484, Register's Office for Davidson County, Tennessee; 30-foot easement for public utilities along rear line of premises, 60-foot building setback line from Ladybird Drive and conditions of owners certificate, as shown on plan of record in book 3300, pages 64 and 65, Register's Office for said County, 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.

PG 577