BK 3578

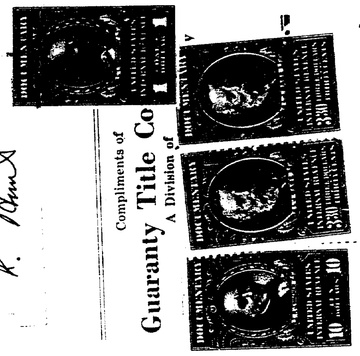
Return to:
GUAR TITLE

WARRANTY DEED

FROM 71855
Manuel Construction Company

TO
Erskine C. Duffey, et ux

12p
FEE 1.00
3:16 PM 10 DEC 14
2.00
K. Adams



Compliments of
Guaranty Title Co
A Division of

WARRANTY DEED

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

cash in hand paid by Erskine C. Duffey and wife, Eva Estes Duffey, and other good and valuable consiterations 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* does *transfer and convey unto the said* Erskine C. Duffey and wife, Eva Estes Duffey, 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. 188 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. 188 fronts 124 feet on the southerly side of Citation Drive and extends back 235.23 feet on the easterly line and 270 feet on the westerly line to a dead line, measuring 128.76 feet thereon.
Being part of the real property conveyed to Manuel Construction Company, a Tennessee corporation, by deed from MEG Co., Inc., of record in book 3537, page 76, said Register's Office.

This conveyance is made subject to a 10-foot utility and drainage easement along rear line of premises, anchor easement at northeast and northwest corners of premises, 30-foot building setback line from Citation Drive, sewage from premises to be pumped, 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.

PG 63