BK 3578

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Return to
GUAR. T. CO.

WARRANTY DEED

FROM 75385

R. D. Trammel, et ux

TO

Charles E. Evans, et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
23 1969
A.M. 9:36
Deputy Register

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 Charles E. Evans and wife, Jo Hazel Evans, and other good and valuable considerations accepted as such, the receipt of which is hereby acknowledged,

We, R. D. Trammel and wife, Tawanda Trammel,

have bargained and sold, and by these presents do transfer and convey unto the said Charles E. Evans and wife, Jo Hazel Evans, 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. 161 on the Plan of Shepherd Hills, Section 3, as of record in book 2900, page 56, Register's Office for said County.
Said lot No. 161 fronts 165 feet on the northeasterly side of Twin Hills Drive and extends back 270 feet on the northwesterly line and 320 feet on the southeasterly line to a dead line, which is a broken line, measuring 199.3 feet thereon. Being the same real property conveyed to R. D. Trammel and wife, Tawanda Trammel, by deed from A. J. Coleman and wife, of record in book 3186, page 223, said Register's Office.

This conveyance is made subject to a 10-foot easement for public utilities along rear line of premises, anchor easement at southwest corner of premises, 125-foot building setback line from Twin Hills Drive, and conditions of owners certificate, as shown on plan of record in book 2900, page 56, Register's Office for Davidson County, Tennessee; easement for trimming and cutting trees, as set out in an instrument of record in book 1021, page 175, Register's Office for said County; and to restrictive covenants contained in an instrument of record in book 2997, page 69, Register's Office for said County.

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