BK 3578

WARRANTY DEED

FROM 76023

Marvin F. Jordan and wife,

Ruby M. Jordan

TO

Acme Industrial Products, Inc.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 25 day of JUL A.D. 1963
at 12:25 o'clock P.M. and recorded in Book 106 Page 67
Recording fee $ 2.25
By Deputy Reg.

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

For and in Consideration of the sum of Twenty-Five (25) shares of the common capital stock, par value One Thousand ($1,000.00) Dollars, per share of Acme Industrial Products, Inc., a Tennessee Corporation, issued to us, this date, we, Marvin F. Jordan and wife, Ruby M. Jordan,

have bargained and sold, and by these presents do transfer and convey unto the said Acme Industrial Products, Inc.,

its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lots Nos. 3 and 4 on the Plan of Murfreesboro Road Industrial Subdivision, Section 1, as of record in Book 3106, page 119, Register's Office for said County, and more fully described in the deed above set out.

Being the same real property conveyed to Marvin F. Jordan and wife, Ruby M. Jordan, by deed from W. L. Hagan and wife, of record in book 3507, page 535, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to the following encumbances:

All taxes for 1963, books not ready.

Ten-foot easement for public utility purposes; anchor easement; notes shown on plan as follows: "1. Minimum first floor elev. to be 427.5 M.S.L. 2. Minimum roadway elev. to be 426.0 (flood of record) 3. No building shall be constructed until setbacks are established upon the determination of a use certain and recommendation by the Davidson County Healty Department and in no instance shall be less than 30'."; and conditions of owners certificate, as shown on plan of record in book 3106, page 119, Register's Office for Davidson County, Tennessee, the latter providing that no lot or lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than hereby established unless otherwise approved by the Nashville City Planning Commission and under no condition shall such lot or lots be subdivided, resubdivided, altered or changed so as to produce less area than prescribed by the restrictive covenant running with the title to the property.

Easement to construct, operate, and maintain telephone and telegraph lines granted Southern Bell Telephone and Telegraph Company by grant from H. T. Hagan, of record in book 1066, page 395, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument executed by W. L. Hagan, dated July 12, 1962, filed July 16, 1962, and recorded in book 3404, page 544, Register's Office for Davidson County, Tennessee.

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