BK 3578

Return to GUAR. TI. G-194257 $182.50

WARRANTY DEED

FROM

Manuel Construction Company

76157

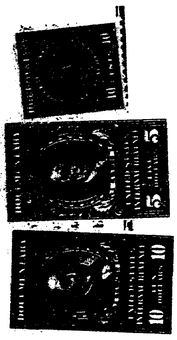
TO

Thomas J. Baker et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
COUNTY

Received for record this 3rd day of JUL 1963 at 2:51 o'clock P.M.
Noted in Book 706 Page 73
Recorded in Book
Recording Fee $ 2.00
Tax 3.00
By W. H. Sumner Register
Deputy Reg.

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 Thomas J. Baker and wife, Lois M. Baker, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

MANUEL CONSTRUCTION COMPANY, a Tennessee corporation, has

~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Thomas J. Baker and wife, Lois M. Baker, 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. 148 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. 148 fronts 85.71 feet on the westerly side of Town Park Drive and extends back 191.57 feet on the northerly line and 100.02 feet on the southerly line to a dead line, measuring 151.77 feet thereon.
Being part of the real property conveyed to Manuel Construction Company, a Tennessee corporation, by deed from MEG Co., dated September 26, 1962, filed November 9, 1962, and recorded in book 3461, page 499, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage along southerly and rear lines of premises, anchor easement at the northeast corner, 30-foot building setback line from Town Park Drive, 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, said Register's Office.

PG 575