BK 3612

Return to
GUAR. TITLE

C-19421

#12850.00

WARRANTY DEED

FROM 79433
Manuel Construction Company

TO
James F. Newson et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 13 day
of AUG A.D. 1985
at 10:15 o'clock
Noted in Book 7066 Page 232
Recorded in Book Page
Recording Fee $ 12.00
Register
By 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 James F. Newson and wife, Rosemary Newson, 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

~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* James F. Newson and wife, Rosemary Newson, 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. 102 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. 102 fronts 60 feet on the northeasterly side of Ladybird Drive and extends back 179.9 feet on the northwesterly line and 279.12 feet on the southeasterly line to a dead line, measuring 154.12 feet thereon.
Being part of the real property conveyed to Manuel Construction Company, by deed from MEG Co., Inc., of record in book 3571, page 337, said Register's Office.

This conveyance is made subject to easement for right-of-way granted American Telephone & Telegraph Company, by Ruby King McLaughlin and James E. McLaughlin, as 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, and easement granted to American Telephone & Telegraph Company, by Ruby King McLaughlin, et al, as of record in book 2956, page 630, being 16½ feet wide across the northeast corner of the property hereinafter described, adjoining the easement of record in book 1224, page 221, and in book 1207, page 484, and as shown of record in book 3532, page 353, Register's Office for Davidson County, Tennessee; and 10-foot utilities and drainage easement, anchor easements, 70-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 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 Davidson County, Tennessee.

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