BK 3613

79773

WARRANTY DEED

FROM
Larry A. Porter et ux.

TO
Leonard C. Lewis et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 14 day of AUG A.D. 1973 at 10:23 o'clock A M.
Noted in Book 106 Page 238
Recorded in Book Page
Recording Fee $3.00
Register
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

WARRANTY DEED

For and in Consideration of the sum of [illegible] ----------($3,000) ---------- *DOLLARS*

cash in hand paid by Leonard C. Lewis and wife, Marjorie S. Lewis, the receipt of which is hereby acknowledged, and for a further consideration the said Leonard C. Lewis and wife have assumed and agree to pay the unpaid balance of an original indebtedness of $13,700.00 secured by deed of trust of record in book 3320, page 47, Register's Office for Davidson County, Tennessee,

We, Larry A. Porter and wife, [illegible] Porter,

have bargained and sold, and by these presents do transfer and convey unto the said Leonard C. Lewis and wife, Marjorie S. Lewis, 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. 44 on the Plan of Kenilworth Estates, Section III, of record in book 3900, pages 149 and 150, Register's Office for said County.
Said Lot No. 44 fronts 93.7 feet on the northwesterly side of Citrus Drive and extends back 138 feet on the northeasterly line and 142 feet on the southwesterly line, to a dead line, measuring 55 feet thereon.
Being the same real property conveyed to Larry A. Porter and wife, Marjorie Porter, by deed from Grady T. Lackey and wife, of record in book 3374, page 413, said Register's Office.

This conveyance is made subject to five-foot drainage easement and sewer line across rear part of premises, 5-foot easement for telephone cable along northeasterly line; anchor easement at northeast corner of premises, overhang easement across easterly part of premises, 30-foot building setback line from Citrus Drive, and conditions of owners certificate, as shown on plan of record in book 3900, pages 149 and 150, said Register's Office; and to restrictive covenants contained in an instrument of record in book 3271, page 445, said Register's Office.

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