K 3618

PLEASE MAIL TO - Mr. Samie H. Davis, 1724 Southwind Drive, Nashville, Tenn.

14,700 86453

WARRANTY DEED

FROM Manuel Construction Company, Inc.

TO Samie Henry Davis, et ux

STATE OF TENNESSEE, DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record SEP 10 A.D. 1964 at 3:23 o'clock P.M.
Noted in Book 1/06 Page
Recording Fee $2.00
, Register
Deputy Reg.

Compliments of Guaranty Title Company
Division of
Life Insurance Company
Trust Building
Third & Union
NASHVILLE, TENNESSEE

WARRANTY DEED

For and in Consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- *DOLLARS*

cash in hand paid by Samie Henry Davis and wife, Doris Marie Davis, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Manuel Construction Company, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has

bargained and sold, and by these presents do transfer and convey unto the said Samie Henry Davis and wife, Doris Marie Davis, 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. 164 on the Plan of Town Park Estates, as of record in book 3300, pages 64 and 65, Register's Office for said County, described as follows: Beginning on the northerly margin of Southwind Drive at the corner of lots Nos. 164 and 165; thence with the line between said two lots, northerly 104.7 feet to the corner of lots Nos. 163, 164 and 165; thence with the line between lots Nos. 163 and 164, northeasterly 128.65 feet to the westerly margin of D'Ville Drive; thence with the same, southeasterly 148.74 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 37.68 feet to the northerly margin of Southwind Drive; thence with the same, westerly 105.52 feet to the beginning.
Being part of the real property conveyed to Manuel Construction Company, Inc., a Tennessee corporation, by deed from MEG Co., Inc., of record in book 3466, page 123, said Register's Office.

This conveyance is made subject to a 10-foot easement for drainage and public utilities, anchor easement, overhang easement across easterly part of premises, 30-foot building setback line from Southwind 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 said County.

G 359