BK 3647

97611

WARRANTY DEED

FROM CLARK B. ROLLINS, JR., ET UX

TO CARL B. PARKER, JR., ET UX

STATE OF TENNESSEE, COUNTY OF DAVIDSON
Received for Record this 18 day of NOV A.D. 1983 at 1:44 o'clock P.M.
Recorded in Book 3647 Page 297
Recording Fee $ 5.00
Deputy

ATTORNEYS TITLE COMPANY, INC.
NASHVILLE, TENN.

RICHARD MARSHALL, Attorney

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR Tax Parcel No. OH 18600
SEND TAX NOTICES TO CARL B. PARKER, JR.
ADDRESS KINGSVIEW COURT, NASHVILLE, TENNESSEE.

For and in Consideration of the sum of TEN ($10.00) . . . . . DOLLARS,

cash in hand paid by CARL B. PARKER, JR. and wife, KATHERINE WRIGHT PARKER, and other good and valuable considerations, the receipt of all of which are hereby acknowledged, We, CLARK B. ROLLINS, JR. and wife, MARGARET ANN HOSIER ROLLINS,

have bargained and sold, and by these presents do transfer and convey unto the said CARL B. PARKER, JR. and wife, KATHERINE WRIGHT PARKER, 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. 17 on the Revised Plan of Lots 16, 17 and 18, Forest Park, City of Oak Hill, Tennessee, as of record in Book 3500, page 58, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 164.0 feet on the westerly margin of Kingsview Court and runs back, westerly on the southerly line of said Lot, S. 68° 00' W. 442.0 feet to a concrete monument and runs back westerly on the northerly line between said Lot No. 17 and Lot No. 16 on said revised Plan of Lots 412.9 feet to the rear line of said Lot No. 17 on which it measures 121.2 feet.

Being part of the same property conveyed to Clark B. Rollins, Jr. by deed from James T. Tucker and wife, Elaine H. Tucker, of record in Book 3505, page 63, Register's Office for said County, and a part of the same property conveyed to Clark B. Rollins, Jr. by deed from Lee A. Enoch, Jr. and wife, Mary M. Enoch, of record in Book 3642, page 39, said Register's Office.

Said tract of land is subject to restrictive covenants contained in instrument of record in Book 3162, page 513, and in Book 3429, page 111, said Register's Office. The Original Plan of record in Book 2900, page 122, and the Revised Plan of record in Book 3500, page 58, shows a 150-foot minimum building setback line from Kingsview Court and a 10-foot easement subject to utility purposes along the southerly and westerly lines of said Lot, and also a 2.5 ft. x 20 ft. utility anchor easement located on the northeasterly corner of said Lot. There is also shown on said Plans a temporary easement for turnaround being 15 feet along the front of said Lot.

The said Margaret Ann Hosier Rollins, wife of Clark B. Rollins, Jr., joins herein to convey all marital claims of every kind, including her homestead exemption in and to said Lot, but no further or otherwise.

PG 297