BK 3708

WARRANTY DEED The DAVIDSON COUNTY TITLE CO. INC.

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged and in consideration of the love and affection I have for my son-in-law, Arthur F. Dean and my daughter Karleen B. Dean,

I, C. D. Bullington, Widower

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Arthur F. Dean and wife, Karleen B. Dean

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Donelson Meadows, as of record in Book 1835, Page 35, said Register's Office; Said Lot No. 52 is described as beginning at a point in the easterly margin of Cottage Lane, the common corner of Lots Nos. 51 and 52; thence with the line between said lots easterly 179.5 feet to a point in the westerly line of Lot 60; thence with the westerly line of Lots 60 and 59; southerly 83 feet to a point; the common corner of Lots 52 and 53; thence with the line between said lots, westerly 179.8 feet to the easterly margin of Cottage Lane; thence with the margin of said lane, northerly 83 feet to the beginning.

Being property conveyed to C. D. Bullington and wife, Lutie Mai Bullington by deed from Horace L. Wright and Harvey A. Thomas as of record in Book 2923, Page 161, Register's Office for Davidson County, Tennessee, the said Lutie Mai Bullington having since deceased.

This conveyance is made subject to Restrictive covenants contained in instrument of record in Book 412, Page 351; Book 1788, Page 509, and Book 1847, Page 469, said Register's Office, and Plan of record in Book 1835, Page 35, said Register's Office, shows an Owner's certificate, a 60 foot minimum building setback line from Cottage Lane and a 10 foot easement for public utilities along rear line of lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 13th day of April, 1964

C. D. Bullington

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named C. D. Bullington

the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Donelson, Tennessee, this, the 13th day of April, 1964

C. O. Ingram
Notary Public

My commission expires: July 20, 1965

C. O. INGRAM NOTARY PUBLIC DAVIDSON CO. TENN. STATE OF TENN. JAN. 7

13 **WARRANTY DEED**

From C. D. BULLINGTON, WIDOWER

To ARTHUR F. DEAN AND WIFE, KARLEEN B. DEAN

24541

REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE

Received for record APR 14 1964 day A.D. 1:19 o'clock P.M. and recorded in Book 1708 Page 583 Recording Fee $2.00

Register

By Deputy Reg.

DOCUMENTARY 5 5

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THE DAVIDSON COUNTY TITLE CO. INC.
2544 Lebanon Road
NASHVILLE 14, TENNESSEE

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