2146

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 9,900.00 - - - - - - - - - - - - - - - - - - - - -
Nine Thousand Nine Hundred and No/100 - - - - - - - - - - - - - - - - - - - - DOLLARS
Cash in hand paid by Billy G. Talley and wife, Elizabeth Hayes Talley, the receipt of which is hereby acknowledged,

A. & C. HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has have bargained and sold, and by these presents do/as transfer and convey unto the said Billy G. Talley and wife, Elizabeth Hayes Talley

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Cloverdale Subdivision as of record in Book 2133, page 9, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 156.1 feet on the easterly side of Springview Drive and runs back between lines 175 feet on the southerly line and 173.6 feet on the northerly line to a dead line at the rear on which it measures 145.7 feet.

Being part of the property conveyed to A. & C. Homes, Inc., by warranty deed from Evergreen Land Company of record in Book 2101, page 585, said Register's Office.

This conveyance is made subject to covenants and restrictions of record in Book 2094, page 87, and the plan of record in Book 2132, page 9, Register's Office for Davidson County, Tennessee, which shows a 10-foot easement for public utilities at the rear of the lot and a TVA right-of-way on the northerly side of the lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billy G. Talley and wife, Elizabeth Hayes Talley their heirs and assigns, forever.

And it does/as covenant with the said Billy G. Talley and wife, Elizabeth Hayes Talley that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it. and the same is unencumbered., except 1963 taxes which have been prorated and are hereby assumed by the purchasers.

And A. & C. Homes, Inc.
do/es further covenant and bind itself, its successors heirs and representatives, to warrant and forever defend the title to the said land to the said Billy G. Talley and wife, Elizabeth Hayes Talley their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF A. & C. HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 21st day of May, 1963.

Witness hand this day of

A. & C. HOMES, INC.

By: Albert T. Harris, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, a Notary Public in and for said County and State, the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at , this day of , 19 .

Commission expires

Notary Public

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