K 2297

WARRANTY DEED Form 1001 **Published by Tennessee Title Company**

For and in consideration of the sum of $ 10.00

---------- TEN AND NO/100 ---------- **DOLLARS**

cash in hand paid by the grantees herein, and other good and valuable considerations,

the receipt of which is hereby acknowledged,

Hendley & Whiteside Builders, Inc., a Tennessee Corporation,

has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said
does
JOSEPH B. BROWN, JR. and wife, MARY TOM W. BROWN, 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. 75 on the Map of Section Two, Gra-Mar Acres, as of record in Book 2133, page 74, Register's Office for said County, and described as follows:
Beginning at a point in the northerly margin of Joyce Lane at the corner of Lots 75 and 76; thence with the line between said lots northerly 134.5 feet to a corner of Lot 77; thence with the line between Lots 75 and 77, northeasterly 147.5 feet to a corner of Lot 83; thence with the line between Lots 75 and 83, southeasterly 42 feet to a corner of Lot 74; thence with the line between Lots Nos. 74 and 75, southerly 219.6 feet to the north margin of Joyce Lane; thence with the margin of the same westerly 91 feet to the point of beginning.
Being part of the property conveyed to Hendley & Whiteside Builders, Inc., by deed from Sweeney-Clark Realty Co., of record in Book 2242, page 117, said Register's Office.

The above described property is conveyed subject to restrictive covenants of record in Book 2202, page 222, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph B. Brown, Jr. and wife, Mary Tom W. Brown, their heirs and assigns, forever.

And I ~~do~~ covenant with the said Hendley & Whiteside Builders, Inc., a Tennessee Corporation, does 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 by 1971 taxes, which the grantees herein assume and agree to pay.

And Hendley & Whiteside Builders, Inc., a Tennessee Corporation, does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Joseph B. Brown, Jr. and wife, Mary Tom W. Brown, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~Witness~~ this 7th day of September, 19 74.

HENDLEY & WHITESIDE BUILDERS, INC.

Attest: Douglas C. Whiteside
Douglas C. Whiteside, Secretary

By: Robert B. Hendley
Robert B. Hendley, President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, X, a Notary Public in and for said County and State, the within named X, the 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 , Tennessee, this day of , 19

Commission expires

Notary Public

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