BK 2635

Book 2635 Page 251 251

TENNESSEE TITLE COMPANY

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 does
~~have~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said
ROYCE L. BAIRD AND WIFE, CIARA V. BAIRD, 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. 27 on the Plan of Section Five, Gra-Mar Acres, of record in Book 2330, page 19, Register's Office for said County.

Said Lot No. 27 fronts 90 feet on the southerly side of Lemont Drive and runs back between lines, 276.1 feet on the easterly line and 283.5 feet on the westerly line to a dead line in the rear on which it measures 90.3 feet.

Being the same property conveyed to Hendley & Whiteside Builders, Inc., by deed from Sweeney-Clark Realty Company, of record in Book 2540, page 607, said Register's Office

The above described property is conveyed subject to restrictive covenants of record in Book 2345, page 519, 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 Royce L. Baird and wife, Clara V. Baird, their
heirs and assigns, forever.
And ~~I~~ ~~do~~ covenant with the said grantees herein,
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 1956 taxes, which the grantees herein, assume and agree to pay.
And the grantor herein, as aforesaid, does
~~I~~ successors
~~do~~ further covenant and bind itself, its ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said grantees, their
heirs and assigns against the lawful claims of all persons, whomsoever.

~~WITNESS my hand on this the day of 19~~
IN WITNESS WHEREOF Hendley & Whiteside Builders, Inc., has caused this instrument to be executed by its duly authorized officers on this the 21st day of January 19 57.

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

HENDLEY & WHITESIDE BUILDERS, INC.
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

TENNESSEE TITLE COMPANY

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PG 251