BK 2691

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 Bertie W. Evins and wife, Josephine C. Evins, and other good and valuable considerations, receipt of which are hereby acknowledged;

HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation, has

~~have~~ es bargained and sold, and by these presents do/transfer and convey unto the said Bertie E Evins and wife, Josephine C. Evins 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. 73 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office for said County.

Said Lot No. 73 fronts 220 feet on the easterly side of Patricia Drive and runs back between lines measuring 190 feet on the northerly line and 210 feet on the southerly line, to a dead line in the rear measuring 220.8 feet thereon.

Being part of the same property conveyed to Hallmark Construction Company, a Tennessee Corporation, by deed from A & C Homes, Inc., and Glencliff Homes, Inc., of record in Book 2646, page 223, Register's Office for Davidson County, Tennessee.

This conveyance subject to plan and easements of record in Book 2331, pages 130 and 131 and restrictive covenants of record in Book 2542, 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 Bertie W. Evins and wife, Josephine C. Evins their heirs and assigns, forever.

And /~~do~~ covenant with the said Bertiw W. Evins and wife, Josephine C. Evins 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 taxes for 1957 which are pro rated and assumed by the grantee herein.

And Hallmark Construction Company does successors and assigns ~~do~~ further covenant and bind s itself, its/ ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Bertie W. Evins and wife, Josephine C. Evins their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Hallmark Construction Company has caused this instrument to be ~~Witness my hand~~ executed by its duly authorized officer this 23rd day of July, 1957.

HALLMARK CONSTRUCTION COMPANY
By: Charles L Morris
President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

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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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