K 2694

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 HERSHEL OZIAH KEY, JR. and wife, VIRGINIA BOWERS KEY, and other good and valuable considerations, receipt of which is hereby acknowledged,

HALLMARK CONSTRUCTION COMPANY

has / does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Hershel Oziah Key, Jr. and wife, Virginia Bowers Key, 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. 40 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. 40 fronts 84 feet on the northerly side of Massman Drive and runs back between lines measuring 175.8 feet on the easterly line and 208.3 feet on the westerly line to a dead line in the rear measuring 120 feet thereon.

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

This conveyance is 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 Hershel Oziah Key, Jr. and wife, Virginia Bowers Key, their heirs and assigns, forever.

And Hallmark Construction Company does / ~~do~~ covenant with the said Hershel Oziah Key, Jr. & wife, Virginia Bowers Key that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered., except taxes for 1957 which are prorated and assumed by the grantees herein.

And Hallmark Construction Company does ~~do~~ further covenant and bind itself, its successors and assigns / ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Hershel Oziah Key, Jr. & wife, Virginia Bowers Key, 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 hand this day of~~ executed by its duly authorized officer, this 19th day of August, 19 57.

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 .....

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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