K 2695

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 MILTON E. WRIGHT, JR. and wife, MARIE M. WRIGHT, and other good and valuable considerations, receipt of which is hereby acknowledged,

HALLMARK CONSTRUCTION COMPANY

has / ~~have~~ bargained and sold, and by these presents does / ~~do~~ transfer and convey unto the said Milton E. Wright, Jr. and wife, Marie M. Wright,

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. 38 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office for said County, described as follows:

Beginning at a point inthe northerly margin of Massman Drive at the corner of Lots 38 and 39; thence northwardly with the line between said lots 112 feet to a point in the southerly line of Lot 98; thence with the line between Lots 38 and 98 eastwardly 116.1 feet to a point in the westerly margin of Patricia Drive; thence with the margin of the same southwardly 122 feet to a point the beginning of a curve; thence around said curve southwestwardly 39.3 feet to a point in the northerly margin of Massman Drive; thence with the margin of the same westwardly 100 feet to the beginning.

Being part of the same property conveyed to Hallmark Construction Company, 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 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 Milton E. Wright, Jr. & wife, Marie M. Wright, their heirs and assigns, forever.

And Hallmark Construction Company does / ~~do~~ covenant with the said Milton E. Wright, Jr. & wife, Marie M. Wright, that it is / ~~has~~ 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 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 Milton E. Wright, Jr. & wife, Marie M. Wright, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Hallmark Construction Company, has caused this instrument to be executed by its duly authorized officer, this ~~Witness hand this day of~~ 20th day of August, 1957.

HALLMARK CONSTRUCTION COMPANY

By Charles L. Moss
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.....

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Notary Public

TENNESSEE TITLE COMPANY

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