BK 2699

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 EDGAR B. YOUNG and wife, MARIE P. YOUNG, and other good and valuable considerations, receipt of which is hereby acknowledged,

HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation,

has / ~~have~~ bargained and sold, and by these presents does / ~~do~~ transfer and convey unto the said Edgar B. Young and wife, Marie P. Young

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. 46 on the Plan of Patricia Heights, Section 1, as of record in Book 2331, pages 130 and 131, Register's Office for said County.

Said Lot No. 46 fronts 110 feet on the westerly side of Radford Drive and extends back 257.1 feet on the northerly line and 285.2 on the southerly line to a dead line in the rear measuring 88 feet thereon.

Being a part of the same property conveyed to Hallmark Construction Company, a Tennessee Corporation, by deed from A. and C. Homes, 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 restrictions 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 Edgar B. Young and wife, Marie P. Young their heirs and assigns, forever. And / Hallmark Construction Company does / ~~do~~ covenant with the said Edgar B. Young and wife, Marie P. Young, that it is lawfully seized and possessed of said land in fee simple; has / ~~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 Edgar B. Young and wife, Marie P. Young, 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 3rd day of October, 1957.

HALLMARK CONSTRUCTION COMPANY

By Charles Thurs.
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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