BK 2699

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Thirteen Thousand and No/100 ----------
----------$13,000.00 ---------- **DOLLARS**

Cash in hand paid by William C. Ridley (Unmarried), the receipt of which is hereby acknowledged,

Hallmark Construction Company,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/es transfer and convey unto the said** William C. Ridley (Unmarried)

his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:**

Land in Davidson County, Tennessee, being Lot No. 17, Patricia Drive, on the Map of Patricia Heights Subdivision, as of record in Book 2331, page 131, Register's Office for said County.
Said Lot 17 is described as follows:
Beginning at a point in the westerly margin of Patricia Drive and being the common corner of Lots 17 and 71; thence southerly along the westerly margin of said Drive 267.1 feet to the beginning of a curve; thence around said curve 47.4 feet to a point in the north margin of Harold Drive; thence westerly along the northerly margin of said Drive 176.5 feet to a point. Being the common corner of Lots 16 and 17; thence northerly along a broken line being the common boundary of Lots 16 and 17, 203.6 feet to a point; thence easterly along the line between Lots 71 and 17, 130 feet to the point of beginning.
Being the same property conveyed to Hallmark Construction Company by deed from A & C Homes, Inc. of record in Book 2652, page 123, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William C. Ridley
his **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** William C. Ridley
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.**

And Hallmark Construction Company
es 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** William C. Ridley
his **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF HALLMARK CONSTRUCTION COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 7th day of October 1957.

Hallmark Construction Company

By: Charles L. Morris

Corporation Acting Without Seal — 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 office, this ---------- **day of** ---------- **, 19**

Commission expires ----------

Notary Public

PG 491