BK 2703

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of Twelve Thousand Eight Hundred and No/100 ---------
----------$12,800.00 ----------DOLLARS
Cash in hand paid by Claude Nelson and wife, Lillie A. Nelson, 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 Claude Nelson and wife, Lillie A. Nelson

their 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. 68 on the Map of Patricia Heights Subdivision, Section 1, as of record in Book 2331, page 131, Register's Office for said County.
Said lot No. 68 fronts 303.6 feet on the westerly margin of Patricia Drive and runs back 137 feet on the northerly line and 155.4 feet on the southerly line to a dead line in the rear which is a broken line measuring 329 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 2652, page 123, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Claude Nelson and wife, Lillie A. Nelson their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Claude Nelson and wife, Lillie A. Nelson 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 do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Claude Nelson and wife, Lillie A. Nelson their 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 5th day of November 1957.

HALLMARK CONSTRUCTION COMPANY

By: Charles L. Morris
Charles L. Morris, President

Corporation Acting Without Seal

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

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