BK 2703

WARRANTY DEED

For and in consideration of the sum of ($10.00)

- - - - - - - - - - - - - - Ten and No/100 - - - - - - - - - - - - - - **DOLLARS**

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Union Development Company, a Tennessee Corporation, existing under the laws of the State of Tennessee,

_____ **have bargained and sold, and by these presents do transfer and convey unto the said** Phillip P. Porch and wife, Elizabeth W. Porch, 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. 199 on the Plan of Hillwood Estates, Section 9, Part 1, as of record in book 2331, page 27, Register's Office for said County, described as follows:

Beginning on the southwesterly margin of Darden Place at the corner of lots Nos. 199 and 200; thence with the line between said two lots, southwestwardly 240 feet to a concrete monument; thence north 37° 04' west 230 feet to the southeasterly margin of Georgetown Road; thence with same, northeastwardly 215 feet to the beginning of a curve; thence around said curve with a radius of 25 feet, eastwardly 39.27 feet to the southwesterly margin of said Darden Place; thence with same, southeastwardly 205 feet to the beginning.

Being the same real property conveyed to Union Development Company, a Tennessee Corporation, by deed from H. G. Hill Realty Company, dated February 25, 1957, filed March 1, 1957, and recorded in book 2639, page 287, said Register's Office.

This conveyance is made subject to restrictive covenants as of record in book 2639, page 287, Register's Office for Davidson County, Tennessee, and a ten-foot easement for public utilities along the southwesterly line of premises, 100-foot building setback line from Darden Place, 75-foot building setback line from Georgetown Road, and conditions of owners certificate, as shown on plan in book 2331, page 27, Register's Office for Davidson County, Tennessee, and provision as set out in deed from H. G. Hill Realty Co. to Union Development Co., as of record in book 2639, page 287, R.O.D.C., Tenn.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Phillip P. Porch and wife, Elizabeth W. Porch, their _____ **heirs and assigns, forever.**

And it/ ~~does~~ **covenant with the said** Phillip P. Porch and wife, Elizabeth W. Porch, _____ **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,** except for the 1957 State and County taxes, which have been pro-rated and assumed by the grantees.

And Union Development Company, a Tennessee Corporation

does **further covenant and bind** itself, its/ successors and assigns ~~heirs or representatives~~, **to warrant and forever defend the title to the said land to the said** Phillip P. Porch and wife, Elizabeth W. Porch, their _____ **heirs and assigns against the lawful claims of all persons, whomsoever.**

~~Witness my hand this day~~

IN WITNESS WHEREOF, the said Union Development Company, Inc., has caused its corporate name to be hereunto subscribed by its duly authorized officers, at Nashville, Tennessee, on this 11th day of November 1957.

UNION DEVELOPMENT COMPANY, INC.

ATTEST: E. A. Covington Jr. Secretary

By: Milton R. Bracey V.P. Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Hugh J. Bradley, a Notary Public within and for the State and County aforesaid, personally appeared Milton R. Bracey and E. A. Covington, Jr., with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice-President and Secretary-Treasurer respectively of the Union Development Company the within named bargainor, a corporation, and that they as such Vice-President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Milton R. Bracey as such Vice-President and attesting the same by the said E. A. Covington, Jr. as such Secretary-Treasurer.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this the 11th day of November, 1957.

Hugh J. Bradley
Notary Public

My Commission expires: April 21, 1959.

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