BK 2706

Book 2706 Page 171 171

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 JAMES S. RHODES and wife, CATHERINE T. RHODES, and other good and valuable considerations, receipt of which is hereby acknowledged,

HALLMARK CONSTRUCTION COMPANY

has does

have bargained and sold, and by these presents do transfer and convey unto the said

James S. Rhodes and wife, Catherine T. Rhodes,

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. 37 on the Plan of Patricia Heights Subdivision, Section I, of record in Book 2331, page 131, Register's Office for said County.

Said Lot No. 37 begins at a point in the northerly margin of Massman Drive between Lots 37 and 36 and runs thence along the northerly margin of said Massman Drive to a point, the beginning of a curve, said curve having a radius of 25 feet; thence northerly with said curve, 39.3 feet to a point in the easterly margin of Patricia Drive; thence with the easterly margin of Patricia Drive 88 feet to a point between Lots 37 and 85, said Lot No. 85 being on Page 130 of the Plan of Patricia Heights, Section I, of record in Book 2331; thence with a line between said Lots 37 and 85, easterly 111.0 feet to a point the common corner of Lots 36, 37 and 85; thence southerly 133.0 feet with the line between Lots 36 and 37 to the point of beginning.

Being part of the same property conveyed to Hallmark Construction Company, by deed from A. and C. Homes, Inc., and Glencliff Homes, Inc., of record in Book 2698, page 183, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James S. Rhodes and wife, Catherine T. Rhodes,

their heirs and assigns, forever.

And Hallmark Construction Company does do covenant with the said James S. Rhodes and wife, Catherine T. Rhodes,

has 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 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 James S. Rhodes and wife, Catherine T. Rhodes,

their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Witness hand, this day of , 19 . Hallmark Construction Company has caused this instrument to be executed by its duly authorized officer, this 3rd day of December, 1957.

HALLMARK CONSTRUCTION COMPANY

By: Charles L. Thomas

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

PG 171