K 2748

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,

Richmond Construction Company, a partnership composed of R. J. Richmond and George E. Harris,

have bargained and sold, and by these presents do transfer and convey unto the said Hubert W. Dillard and wife, Mabel Brown Dillard, 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. 139 on the Plan of Hillhurst Acres, Section 4, as of record in book 2331, page 136, Register's Office for said County, described as follows:

Beginning on the northeasterly margin of Kennith Drive at the corner of lots Nos. 128 and 139; thence with the line between said two lots, northeasterly 210 feet to a point in the southern boundary line of lot No. 127; thence with the line between lots Nos. 127 and 139, northwesterly 174.2 feet to the corner of lots Nos. 127, 139 and 141; thence with the line between lots Nos. 139 and 141, southwesterly 97.1 feet to the corner of lots Nos. 139,140 and 141; thence with the line between lots Nos. 139 and 140, southwesterly 148.3 feet to the northeasterly margin of Kennith Drive; thence with the same, eastwardly 199.1 feet to the beginning.

Being part of the real property conveyed to Richmond Construction Company, a partnership composed of R. J. Richmond and George E. Harris, by deed from Richmond Homes,Inc., dated December 17, 1957, filed December 30, 1957, and recorded in book 2708,page 99, said Register's Office.

This conveyance is made subject to restrictions of record in book 2545, page 111, and in Book 2640, page 313, Register's Office for Davidson County, Tennessee, and forty-foot building setback line from Kennith Drive, and conditions of owners certificate, as shown on plan of record in book 2331, page 136, R.O.D.C.Tennessee, and an easement for right-of-way for the purpose of laying, constructing, maintaining, operating, altering, replacing and removing a pipe line for the transporation of natural gas, petroleum and their by-products under, upon, over and through premises, as set out in Minute Book 45, page 572, Third Circuit Court at Nashville, 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 Hubert W. Dillard and wife, Mabel Brown Dillard, their heirs and assigns, forever.

And we do covenant with the said Hubert W. Dillard and wife, Mabel Brown Dillard, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Richmond Construction Company, a partnership composed of R. J. Richmond and George E. Harris do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Hubert W. Dillard and wife, Mabel Brown Dillard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 28th day of April, 19 58.

R. J. Richmond

George E. Harris

RICHMOND CONSTRUCTION COMPANY
BY: R. J. Richmond

BY: George E. Harris

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William K. Jones, a Notary Public in and for said County and State, the within named R. J. Richmond and George E. Harris, a partnership d/b/a Richmond Construction Company, and individually

the bargainor__S, with whom I am personally acquainted, and who acknowledged, that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of April, 19 58.

Commission expires May 2, 1959

Notary Public

G 369