BK 2802

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of THIRTEEN THOUSAND THREE HUNDRED AND NO/100 . . . . ($13,300.00) . . . . DOLLARS Cash in hand paid by William T. Richardson, Jr. and wife, Bobbie R. Richardson, 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 transfer and convey unto the said WILLIAM T. RICHARDSON, JR. AND WIFE, BOBBIE R. RICHARDSON 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. 88 on the Plan of Patricia Heights, Section I, as of record in Book 2331, pages 130 and 131, Register's Office for said County.

Said Lot No. 88 fronts 138.5 feet on the easterly side of Patricia Drive and extends back between lines measuring 224.4 feet on the southerly line and 281.? feet on the northerly line to a rear line measuring 190.0 feet thereon..

Being a 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 2751, page 169, said Register's Office.
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 William T. Richardson, Jr. and wife, Bobbie R. Richardson their heirs and assigns, forever.

And it does ~~do~~ covenant with the said William T. Richardson, Jr. and wife, Bobbie R. Richardson, 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 1958 taxes, which have been prorated and are hereby assumed by the purchasers.

And Hallmark Construction Company does further covenant and bind itself, its successors / ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said William T. Richardson, Jr. and wife, Bobbie R. Richardson, 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 this 2nd day of Sept., 1958.

HALLMARK CONSTRUCTION COMPANY

By Charles L Morris
Charles L. Morris, Pres.

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 635