K 2802

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $10.00

TEN & NO/100 **DOLLARS**

cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, Hallmark Construction Company, a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee, has

~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said Hugh Don Wells and wife, Jean S. Wells, 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. 89 on the Plan of Patricia Heights Section I, as of record in Book 2331, page 131, said Register's Office.

Said Lot No. 89 fronts 102.0 feet on the easterly side of Patricia Drive and extends back between lines measuring 281.9 feet on the southerly side and 371.9 feet on the northerly side to a rear line measuring 188 feet thereon.

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 2751, page 169, Register's Office for Davidson County, Tennessee.

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 Hugh Don Wells and wife, Jean S. Wells, their heirs and assigns, forever.

And Hallmark Construction Company, does / ~~do~~ covenant with the said Hugh Don Wells and wife, Jean S. Wells 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 1958 taxes which have been prorated and assumed by purchasers.

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 Hugh Don Wells and wife, Jean S. Wells, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officer this the 2nd day of September 1958.

HALLMARK CONSTRUCTION COMPANY

By: Charles L. Morris

Charles L. Morris, 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 office, this _____ day of _____, 19__

Commission expires _____

_____ Notary Public

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