K 2861

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten Dollars ($10.00) - - - - - - - - - -
- DOLLARS

and other good and valuable considerations, cash in hand paid to the undersigned, Hallmark Construction Company, Inc., a Tennessee corporation, by Billie S. Butler, receipt of which is hereby acknowledged, the said Hallmark Construction Company

~~have~~ has bargained and sold, and by these presents do transfer and convey unto the said Billie S. Butler

her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 12 as shown on the Plan of Cherry Acres, as of record in Book 2083, page 35, Register's Office for said County.

Said lot fronts 215 feet on the westerly side of Carlton Drive and runs back between parallel lines 204 feet to a dead line.

Being part of the same property conveyed to Hallmark Construction Company, Inc., by deed from Charles L. Morris and wife, Meta R. Morris, of record in Book 2734, page 255, Register's Office for Davidson County, Tennessee.

The above described land is conveyed expressly subject to:

1. Restrictive covenants contained in instruments of record in Book 1449, page 155, and Book 2142, page 58, Register's Office for Davidson County, Tennessee;
2. Plan of record in Book 2083, page 35, said Register's Office shows an Owner's Certificate, a 75 foot setback line from Carlton Drive and a 10 foot easement for public utilities along the rear line of said lot.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Billie S. Butler her heirs and assigns, forever.

And we do covenant with the said Billie S. Butler 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., except by taxes for the year 1958 which will be pro rated and the payment assumed by grantee

And we, Hallmark Construction Company, Inc do further covenant and bind ourselves, our ~~heirs and representatives~~ successors and assigns, to warrant and forever defend the title to the said land to the said Billie S. Butler her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand this 31st day of December, 1958

HALLMARK CONSTRUCTION COMPANY

By Charles L Morris

President

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