BK 2902

WARRANTY DEED

F. S FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Twelve Thousand Two Hundred and No/100 ----------
----------($12,200.00) ----------DOLLARS

Cash in hand paid by Marvin J. Hill and wife, Annis B. Hill, the receipt of which is hereby acknowledged,

HERMITAGE HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee
has ~~have~~ bargained and sold, and by these presents do/~~es~~ transfer and convey unto the said
Marvin J. Hill and wife, Annis B. Hill
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. 24 on the Map of Goodrich Heights Subdivision, as of record in Book 2663, page 60, Register's Office for Davidson County, Tennessee.

Said Lot No. 24 fronts 199.23 feet along a curve on the southeast margin of Raywood Court and extends back between lines 189 feet on the easterly line and 133.8 feet on the southwesterly line to a dead line in the rear, measuring 115.7 feet thereon.

Being a part of the property conveyed to Hermitage Homes, Inc., by deeds from Mike Nichols and wife, Mildred P. Nichols, of record in Book 2748, page 217, and from N. T. Ledbetter and wife, Ferollee McPherson Ledbetter, as of record in Book 2747, page 493, 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 Marvin J. Hill and wife, Annis B. Hill
their heirs and assigns, forever.

And it does ~~its~~ covenant with the said Marvin J. Hill and wife, Annis B. Hill
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 1959 taxes which have been prorated and are hereby assumed by the purchasers.

And Hermitage Homes, Inc.
do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Marvin J. Hill and wife, Annis B. Hill
their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HERMITAGE HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 21st day of April 1959.

HERMITAGE HOMES, INC.

By: Sam F. Coleman
Sam F. Coleman, President

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