K 2904

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------$12,200.00----------

TWELVE THOUSAND TWO HUNDRED AND NO/100 ----------DOLLARS

Cash in hand paid by Serrhel Ivan Blake, Jr. and wife, Nancy D. Blake, 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/~~does~~ transfer and convey unto the said SERRHEL IVAN BLAKE, JR. AND WIFE, NANCY D. BLAKE

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. 26 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. 26 fronts 68 feet on the northeasterly margin of Raywood Lane and extends back between lines measuring 138 feet on the northwesterly line and 223.5 feet on the southeasterly line to a dead line in the rear, measuring 140.2 feet thereon.
Being a part of the property conveyed to Hermitage Homes, Inc., by deed 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 SERRHEL IVAN BLAKE, JR. AND WIFE, NANCY D. BLAKE THEIR heirs and assigns, forever.

And IT DOES~~S~~ covenant with the said SERRHEL IVAN BLAKE, JR. AND WIFE, NANCY D. BLAKE, 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.

And HERMITAGE HOMES, INC., does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said SERRHEL IVAN BLAKE, JR. AND WIFE, NANCY D. BLAKE, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, HERMITAGE HOMES, INC., a Corporation aforesaid has caused this ~~HOMES, INC.~~ ~~by its~~ instrument to be executed by its duly authorized officer this 8th day of May 1959.

~~HERMITAGE HOMES, INC.,~~

BY: Robert T. Coleman.
ROBERT T. COLEMAN, VICE PRESIDENT

G 595