BK 2926

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ELEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 -- ---------- ($11,750.00) ---------- DOLLARS Cash in hand paid by George W. Carey and wife, Irene Carey, 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 GEORGE W. CAREY AND WIFE, IRENE CAREY

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. 34 on the Map of Goodrich Heights Subdivision, of record in Book 2663, page 60, Register's Office for said County.

Said Lot No. 34 fronts 90.35 feet on the northerly margin of April Lane and extends back between lines measuring 200.0 feet on the westerly line and 119.2 feet on the easterly line, to a dead line in the rear, measuring 123.4 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, 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 George W. Carey and wife, Irene Carey their heirs and assigns, forever.

And it does ~~do~~ covenant with the said George W. Carey and wife, Irene Carey 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 1959 taxes, which have been prorated and are hereby assumed by the purchasers.

And Hermitage Homes, Inc. does/es further covenant and bind itself, its successors ~~and~~ and representatives, to warrant and forever defend the title to the said land to the said George W. Carey and wife, Irene Carey their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hermitage Homes, Inc., a corporation aforesaid, has caused ~~this~~ to ~~be~~ instrument to be executed by its duly authorized officer: this 16th day of July, 1959.

HERMITAGE HOMES, INC.

By Robert T. Coleman
Robert T. Coleman, Vice President

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