BK 2964

PG 37

**WARRANTY DEED**

For and in consideration of the sum of [illegible] DOLLARS ($ [illegible]),

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RICHLAND DEVELOPMENT COMPANY, INC., a corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto

[illegible] and wife, [illegible]

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot [illegible] on the plan of Charlotte Park Subdivision, Section IV, as of record in Book [illegible], page [illegible], Register's Office for said County.

Said Lot No. [illegible] fronts [illegible] feet on the northeasterly side of Farmer Park Drive and extends back [illegible] feet on the north line, [illegible] feet on the southeasterly line to the back line in the rear, measuring [illegible] feet thereon.

Being part of the property conveyed to Richland Development Company, Inc., by deed from Consolidated Investment Co., Inc., of record in Book [illegible], page [illegible], Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in Book 4803, page 210, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the [illegible] day of [illegible], 19[illegible].

ATTEST:

[illegible]

Secretary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )