BK 2964

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ - - - - - - - - $10.00 - Ten and no/100 - - - - - - - - - DOLLARS and other good and valuable considerations, cash in hand paid by Joseph D. Hobbs and wife, Betty G. Hobbs, the receipt of all of which is hereby acknowledged.

Hardcastle Construction Company, Inc., has xxxx bargained and sold, and by these presents do transfer and convey unto the said Joseph D. Hobbs and wife, Betty G. Hobbs 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. 13 on the Plan of Section VI, Second Addition, Rosewood Heights, of record in Book 2854, page 21, Register's Office for said County.

Said Lot No. 13 is described as follows: Beginning at a point in the west margin of Meadow Rose Park, at the corner of Lots Nos. 12 and 13; thence with the line between said lots, westerly 290.1 feet to a point; thence north 52 feet to a point; thence easterly 180.6 feet to a point; thence northerly 28.6 feet to a point; thence easterly 122 feet to the west margin of Meadow Rose Park; thence with the margin of the same, southerly 117.4 feet to the point of beginning.

Being the same property conveyed to Hardcastle Construction Company, Inc., by deed from J. B. Elizer and wife, of record in Book 2929, page 477, said Register's Office.

The above conveyance is made subject to restrictions filed for record January 15, 1959, in Book 2862, page 313, which are the same as restrictions filed for record September 12, 1958, in Book 2804, page 217, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph D. Hobbs and wife, Betty G. Hobbs their heirs and assigns, forever.

And the grantor, herein, as aforesaid covenant with the said Joseph D. Hobbs and wife, Betty G. Hobbs 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 the grantor herein, as aforesaid, does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Joseph D. Hobbs and wife, Betty G. Hobbs their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Hardcastle Construction Company, Inc., has caused this instrument to be executed by its duly authorized officer on this the 8th day of October, 1959.

HARDCASTLE CONSTRUCTION COMPANY, INC.

by: Clyde Hardcastle

Clyde Hardcastle, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

(Corporate acknowledgement over)

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ....

the bargainor......, with whom I am personally acquainted, and who acknowledged that .... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ...., Tennessee, this .... day of ...., 19......

Commission expires .... Notary Public

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