K 3070

WARRANTY DEED 157708

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($ 10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

WILLIAM K. JONES, J. E. BALTHROP AND R.J. RICHMOND, partners, doing business as HILLHURST HOMES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SAM S. HOLT and wife, ELSIE W. HOLT,

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 No. 15 on the Plan of Hillhurst Acres, Section 6, as of record in Book 2854, page 62. Register's Office for said County.

Said Lot No. 15 fronts 110 feet on the southerly side of Ewing Lane and extends back 204.8 feet on the easterly line and 213 feet on the westerly line to a dead line, measuring 104.3 feet thereon.

Being part of the property conveyed to Hillhurst Homes, a partnership composed of William K. Jones, J. E. Balthrop and R. J. Richmond, by deed from R. J. Richmond and wife, dated October 12, 1959, filed January 14, 1960, and recorded in Book 3000, page 255, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2096, page 83, and Book 2930, page 61, 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, except for 1960 taxes which have been assumed by the Grantees.

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.

Whenever 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 2nd day of May, 1960.

William K. Jones

J. E. Balthrop

R. J. Richmond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William H. Maner, a Notary Public in and for the State and County aforesaid, personally appeared the within named William K. Jones, J. E. Balthrop and R. J. Richmond, partners, doing business as Hillhurst Homes, the bargainer(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of May, 1960.

William H. Maner
Notary Public

My Commission expires:
My Commission Expires February 13, 1962

16,200

WARRANTY DEED
MC&F (ST)
From 83615
WILLIAM K. JONES, J. E.
BALTHROP AND R.J. RICHMOND
dba HILLHURST HOMES
TO
SAM S. HOLT et ux.
Home Federal Savings & Loan A...

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 11 day
of 2:35 P.M. A.D. 1960
Noted in Book 3000 Page 255
Recorded in Book 3000 Page 255
Recording Fee $3.00
JAMES R. WILSON, Register
By ... D.C.

ATTY
NASHVILLE, TENNESSEE

G 321