K 3070

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of FOURTEEN THOUSAND AND NO/100 ---------- ($14,000.00) ---------- DOLLARS Cash in hand paid by Victor B. Francescon and wife, Patricia Ann Francescon, the receipt of which is hereby acknowledged,

HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee,

has bargained and sold, and by these presents do/transfer and convey unto the said VICTOR B. FRANCESCON AND WIFE, PATRICIA ANN FRANCESCON

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. 482 on the Plan of Whispering Hills Subdivision, Section LL-C, as of record in Book 2663, page 67, Register's Office for said County.

Said Lot No. 482 fronts 70 feet on the southerly side of Whispering Hills Court and runs back 293.4 feet on the westerly line and 331.7 feet on the easterly line, which is a broken line, to a dead line in the rear, measuring 58 feet thereon.

Being part of the same property conveyed to Hallmark Construction Company, a Tennessee Corporation, by deed from Andrew Ewing, Trustee, as of record in Book 2962, page 609, 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 Victor B. Francescon and wife, Patricia Ann Francescon their heirs and assigns, forever.

And it does covenant with the said Victor B. Francescon and wife, Patricia Ann Francescon 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 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And Hallmark Construction Company does further covenant and bind itself, its / successors and representatives, to warrant and forever defend the title to the said land to the said Victor B. Francescon and wife, Patricia Ann Francescon, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hallmark Construction Company, a corporation aforesaid, has caused this instrument to be executed by its duly authorized officer this 11th day of May, 1960.

HALLMARK CONSTRUCTION COMPANY

By Charles L. Morris

Charles L. Morris, President

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