BK 3072

WARRANTY DEED G-13627°

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,

HILLHURST HOMES, a partnership composed of WILLIAM K. JONES, J. E. BALTHROP and R. J. RICHMOND,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ROBERT SANTINI and wife, FRANCES M. SANTINI

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. 27 on the Plan of Hillhurst Acres, Section Six, as of record in Book 2854, page 62, Register's Office for said County.

Said Lot No. 27 fronts 94.5 feet on the north side of Lyndale Drive, and runs back 204.5 feet on the west line and 189.5 feet on the east line, to a dead line in the rear on which it measures 112 feet.

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, Bertha Richmond, of record in Book 2964, page 467, said Register's Office.

This conveyance is made subject to restrictions of record in 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.

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 31st day of March, 1960.

HILLHURST HOMES.

BY: William K. Jones, Partner

R. J. Richmond, Partner

James E. Balthrop, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William H. Glasser, 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 bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

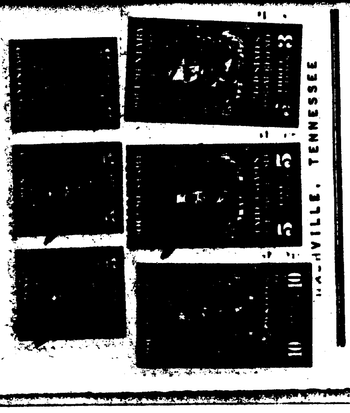
Witness my hand and official seal at Nashville, Tennessee, this, the 31st day of March, 1960.

William H. Glasser
Notary Public

My commission expires:
My Commission Expires February 13, 1962

WARRANTY DEED
MC&F (ST)
From 85916
HILLHURST HOMES,
a partnership
To
ROBERT SANTINI et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
GUARANTY RECORDING COMPANY
Received for record 28 day of March A.D. 1960 at 8:30 o'clock A.M.
Noted in Book 42 Page 102
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Del. Clk.



BK 3072 PG 527