K 3074

REAU E. FOLK, JR. - FORM

WARRANTY DEED G-137448

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 CECILIA IRENE RIAT, for her sole and separate use, ***

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

Said lot fronts 115 feet on the northerly side of Lyndale Drive and runs back 223.8 feet on the easterly line and 145.6 feet on the westerly line, to a broken line in the rear on which it measures 142.30 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, of record in Book 2964, page 467, said Register's Office.

This conveyance is made subject to restrictions of record in Book 2830, 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 prorated and 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 25 day of May, 1960

HILLHURST HOMES,

BY: _____ Partner

_____ Partner

James E. Balthrop Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William H. Mercer, 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 25 day of May, 1960

William H. Mercer
Notary Public

My commission expires: [illegible]

WARRANTY DEED
MCBAE
From 87463
HILLHURST HOMES ET AL.
To
CECILIA IRENE RIAT, for her sole and separate use

STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Received for record 7 June A.D. 1960
at 8:33 o'clock AM
Noted in Book 96 Page 332
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES D. WILSON, Register
By [illegible] D.C.

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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