K 3075

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

G-137752

WARRANTY DEED

For and in consideration of the sum of Ten & No/100 - - - - - - - - - - - - - - - - ($10.00) - - - - - - - - - - - - - - DOLLARS
Cash in hand, paid this date, and other good and valuable considerations; the receipt of all of which is hereby acknowledged;

CAPITOL DEVELOPMENT COMPANY (a Tennessee Corporation)

have bargained and sold, and by these presents do transfer and convey unto the said Herman Maddox and wife, Ruby P. Maddox,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 9 on the Plan of Section One, Morning View Subdivision, as of record in Book 2133, Page 95, Register's Office for said County, and described as follows:
BEGINNING at a point on the easterly margin of Graycroft Avenue at the common corner of Lots 9 and 10; thence with the line between said lots, southeasterly 260.53 feet to a point, a corner of Lot No. 8; thence with the line between Lots 8 and 9, southwesterly 230 feet to the easterly margin of Marthonna Road; thence with the margin of said Road, northwesterly 147.75 feet to the beginning of a curve; thence with said curve, northwardly 31.42 feet to the easterly margin of Graycroft Avenue; thence with the margin of said Avenue, northwardly 180.25 feet to the beginning.
Being the same property conveyed to Capitol Development Company, a Tennessee Corporation, by deed from Lewis A. Greene and wife, as of record in Book 3030, Page 37, said Register's Office.
This conveyance is made subject to Restrictions of record in Book 2276, Page 290, 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 said Herman Maddox and wife, Ruby P. Maddox, their heirs and assigns, forever.

And We do covenant with the said Herman Maddox and wife, Ruby P. Maddox, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except taxes for year 1960, which have been prorated and assumed by Herman Maddox and wife, Ruby P. Maddox,

And CAPITOL DEVELOPMENT COMPANY do further covenant and bind their ~~heirs and representatives,~~ successors and assigns to warrant and forever defend the title to the said land to the said Herman Maddox and wife, Ruby P. Maddox, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand, this 10th day of June, 1960

CAPITOL DEVELOPMENT COMPANY

ATTEST: W. H. Lambert
Vice President

By [signature]
President

STATE OF TENNESSEE
Davidson County

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 office, this ______ day of ______, 19__

Commission expires ______ Notary Public

PG 201