K 3075

WARRANTY DEED Form 1021 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

Cash in hand paid by Howard Swain and wife, Mary R. Swain, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW COMPANY

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Howard Swain and wife, Mary R. Swain

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. 87 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 87 fronts 80 feet on the south side of Brewer Drive, and runs back 202.78 feet on the west line and 216.91 feet on the east line, to a dead line in the rear, on which it measures 111.17 feet.

Being part of the property conveyed to Hillview Company, a Tennessee Corporation, by deed from J. H. McPherson, et al, as of record in Book 2858, page 617, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2904, page 51; and to the easements and limitations shown on the Map of record in Book 2663, pages 125 and 126.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Howard Swain and wife, Mary R. Swain their heirs and assigns, forever.

And / Hillview Company does ~~do~~ covenant with the said Howard Swain and wife, Mary R. Swain that ~~it~~ it is ~~has~~ lawfully seised and possessed of said land in fee simple; ~~have~~ a good right to convey it. and the same is unencumbered.

And Hillview Company does ~~do~~ further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Howard Swain and wife, Mary R. Swain their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hillview Company has caused this instrument to be executed by its ~~Witness our hand this ____ day of _____, 19____~~ duly authorized officers this 11th day of June, 1960.

HILLVIEW COMPANY

ATTEST: J. H. Fitzgerald Secretary-Treasurer

BY: W. T. Wilson 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 _____, Tennessee, this _____ day of _____, 19____

Commission expires _____

_____ Notary Public

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