BK 3096

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 Ray W. Maynard, and wife, Dimple D. Maynard, the receipt of which is hereby acknowledged,

Hallmark Construction Company, a Tennessee Corporation, with its principal office and place of buisness at Nashville, Tennessee,

has bargained and sold, and by these presents do/es transfer and convey unto the said Ray W. Maynard and wife Dimple D. Maynard,

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. 468-A on the Map of a Revised Plan of a Portion of Whispering Hills Subdivision, Section II-C, as of record in Book 2854, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 468-A fronts 88.0 feet on the southwest margin of Whispering Hills Drive and extends back 192.5 feet on the northwest line and 202.1 feet on the southeast line to a broken line, measuring 77.0 feet thereon.

Being a part of the property conveyed to Hallmark Construction Company by warranty deed from Andrew Ewing, Trustee, as of record in Book 2962, page 609, Register's Office for Davidson County, Tennessee.

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 Ray W. Maynard, and wife, Dimple D. Maynard, their heirs and assigns, forever.

And it does covenant with the said Ray W. Maynard and wife, Dimple D. Maynard 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 do/es further covenant and bind itself, its/ Successors and representatives, to warrant and forever defend the title to the said land to the said Ray W. Maynard and wife, Dimple D. Maynard 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 officers this 17th day of June, 1960.

Hallmark Construction Company

By Charles L. Morris
Charles L. Morris, President

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