BK 3096

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1601 — 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 the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, the Grantor, SEVEN HILLS DEVELOPMENT COMPANY a partnership composed of Mid-South Developers, Inc., a Tennessee Corporation; Karl E. Haury and Reese L. Smith, Jr., partners have bargained and sold, and by these presents do transfer and convey unto the said HERMAN O. SUTTON AND WIFE, MARY M. SUTTON 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. 118 on the Plan of Seven Hills, Section II, of record in Book 2663, page 40, Register's Office for said County.
Said lot fronts 150 feet on the south side of Harding Place and runs back 295.5 feet on its easterly line and 280 feet on its westerly line to a dead line in the rear on which it measures 150.8 feet.
Being part of the property conveyed to Seven Hills Development Company, a partnership composed of Mid-South Developers, Inc., a Tennessee Corporation; Karl E. Haury and Reese L. Smith, Jr., partners, by deed from Lillie Armstrong Burton and husband, of record in Book 2695, page 207, said Register's Office.

The above described property is being conveyed subject to Restrictions of record in Book 2735, page 169, 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 O. SUTTON AND WIFE, MARY M. SUTTON their heirs and assigns, forever.

And the grantor herein does covenant with the said HERMAN O. SUTTON AND WIFE, MARY M. SUTTON 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.

And the grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, SEVEN HILLS DEVELOPMENT COMPANY, A PARTNERSHIP has caused this instrument to be executed by its duly authorized officers on this the 17th day of June, 1960.

Attest: Karl E. Haury — Partner

SEVEN HILLS DEVELOPMENT COMPANY, a partnership
By: Don M. Powell — Agent

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Don M. Powell, as Agent and Karl E. Haury, as Partner of Seven Hills Development Company, a Partnership the bargainer 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 20th day of June, 1960

Commission expires April 24, 1962

L. D. Richards
Notary Public

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