K 3127

WARRANTY DEED — Form 1001 — 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 James G. Roland, Jr., and wife, Betty S. Roland, and other good and valuable consideration, receipt of which is hereby acknowledged,

HILLVIEW COMPANY

does

has ~~have~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said James G. Roland, Jr., and wife, Betty S. Roland

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

BEGINNING at a point in the southwesterly margin of Byrne Drive at the corner of Lots 82 and 83; thence with the line between said lots southwesterly 149.94 feet to a corner of Lot 84; thence with the line between Lots 83 and 84, northwesterly 164.72 feet to the southeasterly margin of Brewer Drive; thence with the margin of the same, northeasterly 85 feet to the beginning of a curve; thence around said curve, easterly 36.68 feet to the margin of Byrne Drive; thence with the margin of the same, southeasterly 120.33 feet to the point of beginning.

Being part of the property conveyed to Hillview Company, a Tennessee Corporation, by two deeds: One from Clarence A. Gillespie, Jr., and wife, of record in Book 2858, page 621, and one from J. H. McPherson and wife, of record in Book 2858, page 626, 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 James G. Roland, Jr., and wife, Betty S. Roland their heirs and assigns, forever.

And Hillview Company does / ~~do~~ covenant with the said James G. Roland, Jr., and wife, Betty S. Roland that it is lawfully seized and possessed of said land in fee simple; ~~has~~ 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 James G. Roland, Jr., and wife, Betty S. Roland 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 hand this day of~~, 19--:

duly authorized officers this 19th day of August, 1960.

HILLVIEW COMPANY

ATTEST: J. K. Fitzgerald
Secretary-Treasurer

BY: W. O. 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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