K 3128

WARRANTY DEED — BEAU E. FOLK, JR., FORM — **NASHVILLE TITLE COMPANY**

For and in consideration of the sum of ----------TEN AND NO/100----------
---------- DOLLARS ($10.00),

Cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, we

Hillhurst Homes, a partnership consisting of R. J. Richmond, James E. Balthrop and William K. Jones

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles L. Paddock, Jr. and wife, Dorothy M. Paddock

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Hillhurst Acres, Section 6, as of record in Book 2854, page 62, Register's Office for said County.

Said Lot No. 34 fronts 130 feet on the southerly side of Lyndale Drive and runs back between lines 194 feet on the easterly line and 186 feet on the westerly line to a dead line in the rear, measuring 106.3 feet thereon.

Being part of the real property conveyed to Hillhurst Homes, a partnership consisting of R. J. Richmond, James E. Balthrop and William K. Jones, by deed from Richmond Homes, Inc., dated February 2, 1960, filed February 5, 1960, and recorded in book 3028, page 63, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
In witness whereof, the Grantor has hereunto set his hand on this, the 18th day of August 1960

Hillhurst Homes
by William K. Jones — R. J. Richmond — James E. Balthrop

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James M. Foster, a Notary Public in and for the State and County aforesaid, personally appeared the within named R. J. Richmond, James E. Balthrop and William K. Jones (a partnership)

the bargainor(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, Davidson County, Tennessee, this the 18th day of August, 1960

James M. Foster
Notary Public

My commission expires: November 17, 1963

STATE OF TENNESSEE
DAVIDSON COUNTY
Filed for record 30 day of AUG A.D. 1960 at 8:45 A.M.
Noted in Book 3128 Page 144
Recorded in Book 3128 Page 144
Davidson Co. Register's Office

WARRANTY DEED
From
Hillhurst Homes, a partnership consisting of: R. J. Richmond, James E. Balthrop and Wm. K. Jones
To
Charles L. Paddock, Jr. and wife, Dorothy M. Paddock
556

Fld. & Foster Rec'd by Co.

G 144