BK 3129

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 Pearlie Kephart and wife, Marie R. Kephart, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW COMPANY

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Pearlie Kephart and wife, Marie R. Kephart 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. 49 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 49 fronts 177.07 feet on the northerly side of Brewer Drive, and runs back 239.21 feet on the westerly line and 179.65 feet on the easterly line, to a dead line in the rear on which it measures 156.58 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 Pearlie Kephart and wife, Marie R. Kephart their heirs and assigns, forever.

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

And Hillview Company does further covenant and bind itself, its / ~~their~~ successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said Pearlie Kephart and wife, Marie R. Kephart 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 at~~ duly authorized officers this 1st day of September, 1960.

HILLVIEW COMPANY

ATTEST: R. Fitzgerald
Secretary-Treasurer

BY: M D Nelson
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

PG 421