K 3131

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,

Hardcastle Construction Company, Inc.,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Roy B. Lankford and wife, Frances G. Lankford

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. 103 on the Plan of Oakland Acres Section 8, as of record in Book 2854, page 78, Register's Office for said County.

Said Lot No. 103 is described as follows: Beginning at a point in the southerly margin of Wellington Drive, the common corner of Lots Nos. 103 and 104; thence southerly with the line between said two lots, 201.9 feet to a point; thence south 72° 16' East 152 feet to a point in the west margin of Freda Villa; thence with the margin of said Freda Villa northerly 198 feet to the beginning of a curve; thence around said curve in a northewesterly direction 41 feet to a point in the southerly margin of Wellington Drive; thence with the margin of said Drive, westerly 191.7 feet to the point of beginning.

Being part of the same property conveyed to Hardcastle Construction Company, Inc., by deed from J. M. Flanigen, of record in Book 2929, page 21, Register's Office for Davidson County, Tennessee.

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 20th day of September, 1960

HARDCASTLE CONSTRUCTION CO., INC.

By: Clayton Hardcastle
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 196__.

_____
Notary Public

My commission expires:

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