K 3132

Book 1317 Page

WARRANTY DEED REAU E. FOLK, JR., FORM

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

and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

R. J. RICHMOND, J. E. BALTHROP and WILLIAM K. JONES, d/b/a HILLHURST HOMES,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JAMES RAY FRYER and wife, DOROTHY DEAN FRYER,

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:

Being Lot No. 71 on the Plan of Hillhurst Acres, Section I, of record in Book 2331, pages 50 and 51, Register's Office for said County.

Said Lot No. 71 fronts 196.54 feet on the easterly side of Lyndale Drive and extends back 161.6 feet on the northerly line and 218.6 feet on the southerly line to a dead line, measuring 99.9 feet thereon.

Being the same property conveyed to R. J. Richmond, J. E. Balthrop and William K. Jones, a partnership d/b/a Hillhurst Homes, by deed from Richmond Construction Company, Inc., of record in Book 3028, page 141, 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, except for 1960 taxes, which have been prorated and assumed by the Grantees.

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 21st day of September, 19 60

HILLHURST HOMES

By: R. J. Richmond, Partner

James E. Balthrop, Partner

William K. Jones, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named R. J. Richmond, J. E. Balthrop and William K. Jones, d/b/a Hillhurst Homes, 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, the 21st day of September, 19 60.

Reau E. Folk Jr.
Notary Public

My commission expires: July 23, 1962

$1.50

WARRANTY DEED
CB&F

From
R. J. RICHMOND, J. E. BALTHROP and WILLIAM K. JONES, d/b/a HILLHURST HOMES,

JAMES RAY FRYER ET UX

4143

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of SEP A.D. 1960 at 3:25 o'clock P.M.
Noted in Book 2781 Page
Recording Fee $1.50
JAMES P. WILSON, Register
By

REAU E. FOLK, JR., ATTY.
NASHVILLE, TENNESSEE

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