BK 3159

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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 Harvey R. Powers and wife, Joanne T. Powers, and other good and valuable considerations, receipt of which is hereby acknowledged;

BILTMORE HOMES, INC.

has ~~have~~ bargained and sold, and by these presents do ~~do~~ transfer and convey unto the said Harvey R. Powers and wife, Joanne T. Powers

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. 170 on the Plan of Haywood Acres, Section III, as of record in Book 2900, page 81, Register's Office for said County.

Said Lot No. 170 fronts 120 feet on the east side of Willard Drive, and runs back 270.1 feet on the north line and 327.8 feet on the south line, to a dead line in the rear on which it measures 165.7 feet.

Being part of the property conveyed to Biltmore Homes, Inc., by deed from Shufeld Company, as of record in Book 3099, page 637, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3035, page 505; and to the easements and limitations shown on the Map of record in Book 2900, page 81, 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 said Harvey R. Powers and wife, Joanne T. Powers their heirs and assigns, forever.

And Biltmore Homes, Inc., does ~~the~~ covenant with the said Harvey R. Powers and wife, Joanne T. Powers that it is lawfully seized and possessed of said land in fee simple; has ~~have~~ good right to convey it. and the same is unencumbered.

And Biltmore Homes, Inc., 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 Harvey R. Powers and wife, Joanne T. Powers their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Biltmore Homes, Inc., has hereby caused this instrument to be executed by its duly authorized officer this 9th day of November, 1960.

~~Witness hand this day of , 19~~.

BILTMORE HOMES, INC.

BY: Jerome Averbuch
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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