BK 3160

Page 7

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 Charles H. Ogles and wife, Jimmee Jo Ogles, 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** Charles H. Ogles and wife, Jimmee Jo Ogles

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. 151 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 151 fronts 135 feet on the westerly side of Tudor Lane and runs back 160.03 feet on the northerly line and 250.05 feet on the southerly line to a dead line in the rear on which it measures 157.28 feet.

Being part of the property conveyed to Hillview Company, a Tennessee Corporation, by deed from H. H. McPherson and wife, et al, of record in Book 2858, page 626, 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 Charles H. Ogles and wife, Jimmee Jo Ogles their **heirs and assigns, forever.**

And Hillview Company does **~~do~~ covenant with the said** Charles H. Ogles and wife, Jimmee Jo Ogles **~~has~~** that it is **lawfully seized and possessed of said land in fee simple; ~~have~~ a good right to convey it. and the same is unencumbered.**

And Hillview Company 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** Charles H. Ogles and wife, Jimmee Jo Ogles their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF: Hillview Company has hereby caused this instrument to be executed ~~Witness hand this day of~~, 19__, by its duly authorized officers this 14th day of November, 1960.

HILLVIEW COMPANY

ATTEST: C. W. Fitzgerald
Secretary-Treasurer

By: M. J. 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 purpose therein contained. Witness my hand and official seal at** _____, **Tennessee, this** _____ **day of** _____, **19**__

Commission expires _____

_____
Notary Public

PG 7