BK 3160

APPROVED AS TO LEGALITY ON
21 DAY OF Nov. 60
BY Budd Graham

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00
---TEN AND NO/100--- DOLLARS
Cash paid by Mark S. Richardson, Jr., and Wife, Erma R. Richardson, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, W. R. Harrison and Wife, Marie C. Harrison

have bargained and sold, and by these presents do transfer and convey unto the said Mark S. Richardson, Jr., and Wife, Erma R. Richardson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 478 on the Plan of Hillsboro Park, Section 6, as of record in Book 2663, Page 95, Register's Office for said County, described as follows:

Beginning at a point in the west margin of Kingsbury Drive at the corner of Lots Nos. 478 and 479; thence with the line between said lots, westerly 233.5 feet to a point; thence northerly 205.4 feet to the southerly margin of Melbourne Drive; thence with the margin of the same, easterly 191.1 feet to the beginning of a curve; thence around said curve, southeasterly 40.4 feet to the westerly margin of Kingsbury Drive; thence with the margin of the same, southerly 206 feet to the point of beginning.

Being the same real property conveyed to W. R. Harrison and Wife, Marie C. Harrison, by deed from Hillsboro Park, Inc., dated March 18, 1959, filed March 31, 1959, and recorded in Book 2883, Page 37, Register's Office for Davidson County, Tennessee.

[illegible] restrictive covenants contained in an instrument executed by Hillsboro Park, Inc., and of record in Book 2135, page 277, as amended of record in Book 2709, page 140, Register's Office, Davidson County, Tennessee, prohibiting the sale of the above property without written consent of the Grantor upon certain prescribed which have been complied with as to this conveyance, said Hillsboro Park, Inc., joins herein as evidence of its consent as [illegible] required.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark S. Richardson, Jr., and Wife, Erma R. Richardson, their heirs and assigns, forever.

And We do covenant with the said Mark S. Richardson, Jr., and Wife, Erma R. Richardson that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And We, W. R. Harrison and Wife, Marie C. Harrison do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Mark S. Richardson, Jr., and Wife Erma R. Richardson, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 17th day of November, 1960

Hillsboro Park, Inc.
By J. R. McNeil, President

W R Harrison
Marie C. Harrison

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