K 3164

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 Emory Wesley Hight and wife, Mary R. Hight, and other good and valuable consideration, receipt of which is hereby acknowledged;

UNA MANOR HOMES, INC.

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Emory Wesley Hight and wife, Mary R. Hight

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. 12 on the Plan of Una Manor, Section II, as of record in Book 2900, page 95, Register's Office for said County.

Said Lot No. 12 fronts 82 feet on the southerly side of Forges Drive, and runs back 310 feet on the easterly line and 304 feet on the westerly line, to a dead line in the rear, on which it measures 82.2 feet.

Being part of the property conveyed to Una Manor Homes, Inc., a Tennessee Corporation by deed from A. L. Lassater and wife, as of record in Book 2998, page 475, and by deed from B. M. Smith and wife, as of record in Book 2998, page 439, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1036, page 116; in Book 1036, page 276, and restrictions recorded January 19, 1960, in Book 3000, page 406, which affect Section I, and were made applicable to Section II, by an instrument in Book 3096, page 320; and to the easements and limitations shown on the Map of record in Book 2900, page 95.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Emory Wesley Hight and wife, Mary R. Hight their heirs and assigns, forever.

And Una Manor Homes, Inc., does ~~I~~ covenant with the said Emory Wesley Hight and wife, Mary R. Hight that it is ~~I am~~ lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it. and the same is unencumbered.

And Una Manor 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 Emory Wesley Hight and wife, Mary R. Hight their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, UNA MANOR HOMES, INC., has hereby caused this instrument to be ~~Witness my hand this ... day of ... 19---~~ executed by its duly authorized officers this 16th day of December, 1960.

UNA MANOR HOMES, INC.

ATTEST: Howard L. Gibson
Secretary

BY: Hartman C. Fisher
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

PG 403