K 3177

TENNESSEE TITLE COMPANY

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 the Grantees herein and other good and valuable consideration receipt of which is hereby acknowledged, the Grantor, HALLMARK CONSTRUCTION COMPANY

has bargained and sold, and by these presents does transfer and convey unto the said JAMES E. SANTRY AND WIFE, JANET D. SANTRY 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. 428 on the Plan of Glengarry Park, Section IV, as of record in Book 2900, page 72, Register's Office for said County.
Said lot fronts 80 feet on the southeasterly side of McDonald Drive and runs back 261.4 feet on the northeasterly line and 261 feet on the southwesterly line, to a dead line in the rear on which it measures 80 feet.
Being part of the property conveyed to Hallmark Construction Company, by deed from Andrew Ewing, Trustee, as of record in Book 3103, page 503, said Register's Office.

The above described property is being conveyed subject to Restrictions in Book 1788, page 349, in Book 2796, page 604 and in Book 3031, page 42, 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 JAMES E. SANTRY AND WIFE, JANET D. SANTRY their heirs and assigns, forever.

And the grantor does covenant with the said JAMES E. SANTRY AND WIFE, JANET D. SANTRY 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 the Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantees their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, HALLMARK CONSTRUCTION COMPANY, has caused this instrument to be executed by its duly authorized officer on this the 6th day of January, 1961

HALLMARK CONSTRUCTION COMPANY

By: Charles L. Morris

Charles L. Morris, 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

TENNESSEE TITLE COMPANY

PG 305