K 3182

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------**DOLLARS**
Cash in hand paid by James A. Petre and wife, Norma J. Petre, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,
HALLMARK CONSTRUCTION CO.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~has~~ **bargained and sold, and by these presents do/transfer and convey unto the said** James A. Petre and wife, Norma J. Petre

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. 415 on the Map of Glengarry Park Subdivision, Section 4, as of record in Book 2900, page 72, Register's Office for said County.

Said Lot No. 415 fronts 82.0 feet on the easterly side of McDonald Drive and extends back between lines 262.0 feet on the southerly side and 263.4 feet on the northerly side to a dead line in the rear, on which it measures 73.0 feet.

Being part of the same property conveyed to Hallmark Construction Co., by deed from Andrew Ewing, Trustee, of record in Book 3135, page 129, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

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 A. Petre and wife, Norma J. Petre their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** James A. Petre and wife, Norma J. Petre **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,** except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Hallmark Construction Co., **do/~~does~~ further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** James A. Petre and wife, Norma J. Petre their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF HALLMARK CONSTRUCTION CO., a Corporation aforesaid has caused ~~Witness my hand~~ this ~~day of~~ ~~19~~ this instrument to be executed by its duly authorized officer on this 23rd day of February, 1961.

HALLMARK CONSTRUCTION CO.

By: Charles L Morris
Charles L. Morris, President

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