BK 3186

WARRANTY DEED

For and in consideration of the sum of - - - - - TEN AND NO/100 - ($10.00) - *DOLLARS* cash in hand paid by EUGENE E. TYLER AND WIFE, MARZELLE E. TYLER and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GREGORY HOMES, INCORPORATED, a Tennessee corporation without a seal, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* EUGENE E. TYLER AND WIFE, MARZELLE E. TYLER

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 356 on the Plan of Sunset View, Section VI, as of record in Book 2900, pages 54 and 55, Register's Office for said County.

Said lot fronts 110 feet on the west side of Donna Hill Drive and runs back 155 feet on the north line and 227.2 feet on the south line to a deal line in the rear on which it measures 103.6 feet.

Being part of the property conveyed to Gregory Homes, Incorporated, by deed from Herman McCallum, unmarried, as of record in Book 3135, page 637, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 2995, page 413; and conditions on the plan of record in Book 2900, pages 54 and 55, 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 EUGENE E. TYLER AND WIFE, MARZELLE E. TYLER their *heirs and assigns, forever.*

GREGORY HOMES, INCORPORATED, does
And ~~its~~ *covenant with the said* EUGENE E. TYLER AND WIFE, MARZELLE E. TYLER *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 by taxes for the year 1961 which have been prorated and are hereby assumed by the grantee.

And GREGORY HOMES, INCORPORATED, does successors and assigns
~~its~~ *further covenant and bind* itself, its ~~successors and representatives~~, *to warrant and forever defend the title to the said land to the said* EUGENE E. TYLER AND WIFE, MARZELLE E. TYLER their *heirs and assigns against the lawful claims of all persons, whomsoever.*

~~Witness our hands and seals at Nashville, Tennessee, on this the day of March, 1961.~~

~~The corporate seal of the corporation was hereto affixed and this deed was executed by its duly authorized officers on this the day and date.~~

IN WITNESS WHEREOF, GREGORY HOMES INCORPORATED has caused this instrument to be executed by its Secretary-Treasurer, Fred B. Gregory, pursuant to authority vested in him.

GREGORY HOMES INCORPORATED

Dated at Nashville, Tennessee, this 21st day of March, 1961.

By: F. B. Gregory
Secretary-Treasurer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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*.....

.....
Notary Public

Commission expires .....

PG 511