K 3219

WARRANTY DEED

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

IMPALA HOMES, INCORPORATED, a Tennessee corporation without a seal, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* W. D. BEARD AND WIFE, MARY S. BEARD their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in the 15th, formerly 11th, Civil District of Davidson County, Tennessee, being Lot No. 398 on the Plan of Burchwood Gardens, Section 3, as of record in book 2900, page 116, Register's Office for said County.

Said Lot No. 398 fronts 80 feet on the southwesterly side of Guest Drive and runs back 163.26 feet on the northwesterly line and 173.98 feet on the southeasterly line to a dead line, measuring 81.87 feet thereon.

Being part of the real property conveyed to Impala Homes, Incorporated, by deed from Suburban Properties, Inc., dated November 15, 1960, filed December 21, 1960, and recorded in book 3165, page 39, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 3131, page 464; and conditions on the plan of record in Book 2900, page 116, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said W. D. BEARD AND WIFE, MARY S. BEARD their *heirs and assigns, forever.*

And IMPALA HOMES, INCORPORATED, does ~~do~~ *covenant with the said* W. D. BEARD AND WIFE, MARY S. BEARD *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 is hereby assumed by the grantee.

And IMPALA HOMES INCORPORATED, 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* W. D. BEARD AND WIFE, MARY S. BEARD their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand s this* 5th *day of* April, *19* 61, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

IN WITNESS WHEREOF, IMPALA HOMES INCORPORATED, has caused this instrument to be executed by its President and its Secretary, pursuant to authority vested in them

Dated at Nashville, Tennessee, this 5th day of April, 1961.

IMPALA HOMES, INCORPORATED
By: Kenneth Heffine
President

Secretary

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 .....

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