K 3219

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Thirteen Thousand Nine Hundred and No/100 - - - - - - - - - - - - - - - - - - ($13,900.00) - - - - - - - - - - - - - - - - **DOLLARS**
Cash in hand paid by John B. Dyce, Jr. and wife, Mary V. Dyce, the receipt of which is hereby acknowledged,
HALLMARK CONSTRUCTION COMPANY,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do~~es~~ transfer and convey unto the said John B. Dyce, Jr. and wife, Mary V. Dyce,

their ~~heirs~~ 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. 6 on the Map of Whispering Hills, Section IV, as of record in Book 2900, page 22, Register's Office for said County.

Said Lot No. 6 fronts 78.0 feet on the northerly margin of Cherrywood Drive, running back between parallel lines 246.2 feet on the easterly line and 235.6 feet on the westerly line, to a dead line measuring 78.8 feet thereon.

Being part of the same property conveyed to Hallmark Construction Company by deed from Banner Construction Company, of record in Book 3130; page 609, said Register's Office.

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 John B. Dyce, Jr. and wife, Mary V. Dyce,
their ~~heirs~~ heirs and assigns, forever.

And it does ~~do~~ covenant with the said John B. Dyce, Jr. and wife, Mary V. Dyce,
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 for 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Hallmark Construction Company
~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John B. Dyce, Jr. and wife, Mary V. Dyce,
their ~~heirs~~ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HALLMARK CONSTRUCTION COMPANY, a Corporation aforesaid has caused ~~its~~ hand ~~this~~ ~~signed~~ ~~19~~
this instrument to be executed by its duly authorized officer on this 14th day of April, 1961.

HALLMARK CONSTRUCTION COMPANY

By: Charles L. Morris
Charles L. Morris, President

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