K 3220

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - $10.00 - - - - - - - - - -
- - - - - - - - - - - - - - - - Ten and no/100 - - - - - - - - - DOLLARS
and other good and valuable considerations, cash in hand paid by Kenneth King McRae and wife, Martha C. McRae, the receipt of all of which is hereby acknowledged.

Maddux Construction Company, Inc., has ~~bargained~~ bargained and sold, and by these presents do transfer and convey unto the said Kenneth King McRae and wife, Martha C. McRae 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. 2 on the Plan of Geneiva Heights, Section 2, as of record in book 2854, page 106, Register's Office for said County.
Said Lot No. 2 fronts 90 feet on the southeasterly side of Berrywood Road and extends back 296.3 feet on the northeasterly and 239.9 feet on the southwesterly line to a dead line measuring 104.4 feet thereon.
Being part of the real property conveyed to Maddux Construction Company, Inc., by three deeds, one from Bertha E. Campbell dated May 30, 1959, filed July 21, 1959, and recorded in book 2926, page 161, one from Mrs. Nellie Williams and husband, dated September 1, 1959, filed October 12, 1959, and recorded in book 2964, page 264, and the other from William F. Carr and wife, dated July 8, 1960, filed July 11, 1960, and recorded in book 3099, page 267, said Register's Office.

This conveyance is made subject to restrictive covenants contained in an instrument executed by Maddux Construction Co., Inc., et al, dated July 5, 1960, filed July 5, 1960, and recorded in book 3098, page 359, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Kenneth King McRae and wife, Martha C. McRae their heirs and assigns, forever.

And Grantor/~~He~~ does covenant with the said Kenneth King McRae and wife, Martha C. McRae 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, with exception of 1961 Taxes which are prorated and assumed by Grantees herein.

And Maddux Construction Company, Inc., does ~~He~~ further covenant and bind itself, its successors ~~/ heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Kenneth King McRae and wife, Martha C. McRae, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Maddux Construction Company, Inc., has caused this instrument to be executed by its duly authorized officer on this 24th day of April, 1961.

MADDUX CONSTRUCTION COMPANY, INC.,

by: Drew R. Maddux
Drew R. Maddux, Secretary-Treasurer

G 473