K 3222

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100----------DOLLARS

Cash in hand paid by Delbert Garrett and wife, Christine D. Garrett, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW CO.

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Delbert Garrett and wife, Christine D. Garrett

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

Being Lot No. 61 on the Plan of Southwood Subdivision, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 61 fronts 34.61 feet on the westerly terminus of Nessex Court, and runs back 142.63 feet on the southerly line and 175.69 feet on the northerly line, to a dead line in the rear on which it measures 145.74 feet.

Being part of the property conveyed to Hillview Co., a Tennessee Corporation, by deed from Clarence A. Gillespie, Jr., and wife, as of record in Book 2858, page 621, and by deed from J. H. McPherson and wife, as of record in Book 2858, page 626, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book [illegible], page 51, and to the easements and limitations shown on the Map of record in Book 2663, pages 125 and 126, 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 Delbert Garrett and wife, Christine D. Garrett their heirs and assigns, forever.

And Hillview Co., does ~~do~~ covenant with the said Delbert Garrett and wife, Christine D. Garrett that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered, except taxes for 1961 which are prorated and assumed by the grantees herein.

And Hillview Co. 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 Delbert Garrett and wife, Christine D. Garrett their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hillview Co. has hereby caused this instrument to be executed by ~~Witness hand this day of~~ its duly authorized officers this 5th day of May, 1961. ~~19~~

HILLVIEW CO.

ATTEST: Madison Batson — Secretary

BY: W. F. Wilson — President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the 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____.

Commission expires _____ Notary Public

G 519