BK 3223

WARRANTY DEED — Form 9001 — 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 Ezra O'Neal Howard and wife, Edith P. Howard, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has ~~have~~ does ~~do~~ bargained and sold, and by these presents do transfer and convey unto the said Ezra O'Neal Howard and wife, Edith P. Howard

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. 324 on the Plan of Caldwell Hall, Section II, as of record in Book 2903, page 86, Register's Office for said County.

Said lot fronts 80 feet on the south side of Gaywood Drive and runs back 169 feet on the west line and 169.4 feet on the east line to a dead line in the rear on which it measures 80 feet.

Being part of the property conveyed to The Kennedy Corp., by deed from Andrew Ewing, as of record in Book 2117, page 581, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2[illegible], page 1[illegible], prior to Feb. 15, 1950, and in Book 3137, page 407, filed June 2, 1960, said Register's Office, and to the easements and limitations shown on the plat of record in Book 2,00, page 86, 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 Ezra O'Neal Howard and wife, Edith P. Howard their heirs and assigns, forever.

And ~~The Kennedy Corp. does~~ / ~~do~~ covenant with the said Ezra O'Neal Howard and wife, Edith P. Howard that it is ~~has~~ lawfully seized and possessed of said land in fee simple; ~~have~~ a good right to convey it. and the same is unencumbered. except taxes for 19[illegible] which are prorated and assumed by the grantees herein.

And The Kennedy Corp. 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 Ezra O'Neal Howard and wife, Edith P. Howard their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: The Kennedy Corp. has hereby caused this instrument to be executed by its duly authorized officer this 9th day of May, 1961.

~~Witness hand this day of~~ , 19

The Kennedy Corp.

By: [signature]
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

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