BK 3225

WARRANTY DEED — Form 1001 — 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 Joe M. Spain and wife, Helen S. Spain, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW CO.

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said Joe M. Spain and wife, Helen S. Spain 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. 54 on the Plan of Southwood Subdivision, of record in Book 2663, pages 125 and 26, Register's Office for said County.

Said Lot No. 54 fronts 150 feet on the east side of Wessex Drive and runs back 209.19 feet on the north line and 204.98 feet on the south line to a dead line on which it measures 150 feet.

Being part of the property conveyed to Hillview Co., a Tennessee Corporation, by deed from J. M. McPherson, et al, of record in Book 2858, page 617, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2904, 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 Joe M. Spain and wife, Helen S. Spain their heirs and assigns, forever.

And Hillview Co., does / ~~do~~ covenant with the said Joe M. Spain and wife, Helen S. Spain that it is ~~they are~~ lawfully seized and possessed of said land in fee simple; ~~they~~ it has a good right to convey it. and the same is unencumbered, except taxes for 1961 which are ~~~~ and assumed by the grantees herein.

And Hillview Co., does successors and assigns ~~heirs and representatives~~, further covenant and bind itself, its / ~~their~~ to warrant and forever defend the title to the said land to the said Joe M. Spain and wife, Helen S. Spain 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~~ its duly authorized officers this 17th day of May, 1961.

HILLVIEW CO.

ATTEST: Davidson Batson, Secretary

BY: W. J. 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

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