BK 3225

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Sixteen Thousand One Hundred and No/100 ----------
----------($16,100.00) ----------DOLLARS
Cash in hand paid by Frank M. Townsend, Jr. and wife, Audrey F. Townsend, 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 bargained and sold, and by these presents do/es transfer and convey unto the said
Frank M. Townsend, Jr. and wife, Audrey F. Townsend
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. 31 on the Plan of Whispering Hills, Section IV, as of record in Book 2900, page 22, Register's Office for said County.

Said Lot No. 31 fronts 105.4 feet on the southwesterly margin of Cherrywood Drive, and extends back 277.0 feet on the northwesterly line and 267.6 feet on the southeasterly line to a dead line in the rear, measuring 170 feet thereon.

Being the same property conveyed to Hallmark Construction Company, by deed from Banner Construction Company, of record in Book 3217, page 285, Register's Office for Davidson County, Tennessee.

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 Frank M. Townsend, Jr. and wife, Audrey F. Townsend
their heirs and assigns, forever.

And it does do covenant with the said Frank M. Townsend, Jr. and wife, Audrey F. Townsend 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 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Hallmark Construction Company
do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Frank M. Townsend, Jr. and wife, Audrey F. Townsend, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HALLMARK CONSTRUCTION COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 30th day of May, 1961.

HALLMARK CONSTRUCTION COMPANY

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

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