K 3247

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 Broadus C. Stone and wife, Sadie Nelle Stone, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Broadus C. Stone and wife, Sadie Nelle Stone 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. 381 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Binkley Drive, at the corner of Lots No. 381 and 382; thence with the line between said lots, northerly 125 feet to a point; thence westerly 120 feet to a point in the easterly margin of Danby Drive; thence with the margin of the same, southerly 100 feet to a point at the beginning of a curve; thence around said curve, southeasterly 39.27 feet to a point in the northerly margin of Binkley Drive; thence with the margin of the same, easterly 95 feet to the point of beginning.

Being part of the property conveyed to The Kennedy Corp., by deed from Andrew Ewing, Trustee, as of record in Book 3177, page 531, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, in Book 3097, page 407; and to the easements and limitations shown on the Map of record in Book 2900, page 96, 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 Broadus C. Stone and wife, Sadie Nelle Stone their heirs and assigns, forever.

And The Kennedy Corp. does / ~~do~~ covenant with the said Broadus C. Stone and wife, Sadie Nelle Stone 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 1961 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 Broadus C. Stone and wife, Sadie Nelle Stone 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 ~~Witness my hand this day of~~, 19--.
by its duly authorized officer this 8th day of June, 1961.

THE KENNEDY CORP.

BY: Carl B. Eastman
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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