K 3248

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ---------- ($10.00) ---------- DOLLARS Cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HAURY AND SMITH CONTRACTORS, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto ~~the said~~ William L. Manofsky and wife, Margaret Marie Manofsky 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. 300 on the Plan of Seven Hills, Section VI, as of record in Book 2900, page 107, Register's Office for said County.

Said lot fronts 175.8 feet on the west side of Villa Green Drive and runs back 424.1 feet on the north line and 423.6 feet on the south line to a dead line in the rear on which it measures 29 feet.

Being part of the property conveyed to Haury and Smith Contractors, Inc., a Tennessee Corporation, by deed from Seven Hills Land Company, of record in Book 3185, page 575, said Register's Office.

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 William L. Manofsky and wife, Margaret Marie Manofsky their heirs and assigns, forever.

And it does ~~do~~ covenant with the said William L. Manofsky and wife, Margaret Marie Manofsky 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 Haury and Smith Contractors, Inc. do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said William L. Manofsky and wife, Margaret Marie Manofsky, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HAURY AND SMITH CONTRACTORS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 27th day of June, 1961.

Attest: Haury and Smith Contractors, Inc.

Reese L. Smith, Jr. By: Karl E. Haury

Reese L. Smith, Jr., Secty-Treasurer Karl E. Haury, President

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