K 3248

(This form furnished courtesy of MADISON TITLE CO., MADISON, TENN.)

WARRANTY DEED

For and in consideration of the sum of $ 10.00

TEN AND NO/100 DOLLARS

cash in hand paid by the Grantees herein and the receipt for which is hereby acknowledged and for the remainder the said Grantees herein agree to assume the unpaid balance of a Deed of Trust executed by William T. Robertson and wife, to T. I. Holman, Jr., Trustee, of record in Book 2983, page 433, to secure First Federal Savings and Loan Association of Nashville a note dated September 10, 1959, for the principal sum of $12,800.00, payable in monthly installments of $70.78 each, which includes principal and interest at the rate of 5½% per annum, beginning October 1, 1959, final payment September 1, 1989, if not sooner paid. We, Rhoten Construction Company, Inc.

have bargained and sold, and by these presents do transfer and convey unto the said

J. S. Pittard and wife, Hilda Mai Pittard

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 part of Lot No. 3 on the Plan of the Division of the K. J. Morris Lands, as of record in Book 57, page 49, Register's Office for said County, being Lot No. 13 on the Plan of Hickory Acres Subdivision, Section I, not of record, described according to a survey made by George W. Watkins, Surveyor, July 15, 1952, as follows:

Beginning at a point on the southwesterly margin of Old Hickory Blvd. at the northeast corner of Lot No. 14 on the Hickory Acres Plan, said point according to said survey, being also 1766.6 feet westerly from the westerly margin of State Highway No. 11; thence with the line between said Lots Nos. 13 and 14, southwesterly 245 feet to the common corner of Lots Nos. 12, 13 and 14; thence with the line between said Lots Nos. 12 and 13, northwestwardly 200 feet to a point on the southeasterly margin of Hickory Drive; thence with the margin of said drive North 45° 56' East 210 feet to the beginning of a curve; thence around said curve in a northeasterly direction 39.39 feet to a point on the southwesterly margin of said Blvd.; thence with the margin of said Blvd. South 41° 12' East 145. feet to the beginning.

Being the same property conveyed to Rhoten Construction Company, Inc. by deed from William T. Robertson and wife of record in Book 3247, page 309, 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 J. S. Pittard and wife, Hilda Mai Pittard their heirs and assigns, forever.

And we do covenant with the said J. S. Pittard and wife, Hilda Mai Pittard 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 as stated above.

And Rhoten Construction Company, Inc. does successors and assigns, ~~do~~ further covenant and bind itself, its ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said J. S. Pittard and wife, Hilda Mai Pittard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 13 day of June, 1961.

RHOTEN CONSTRUCTION COMPANY, INC.
BY: Charles E. Rhoten
President

DOCUMENTARY

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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