K 3248

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 John R. Creager, Jr., Unmarried, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW CO.

has ~~have~~ bargained and sold, and by these presents, ~~do~~ does transfer and convey unto the said John R. Creager, Jr.

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 17 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 17 fronts 77 feet on the southerly side of Raywood Lane and runs back 240.62 feet on the west line and 245.22 feet on the easterly line to a broken line in the rear measuring 137.1 feet thereon.

Being part of the property conveyed to Hillview Co., a Tennessee Corporation, by deed from Clarence A. Gillespie, Jr., and wife, of record in Book 2858, page 621, 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 John R. Creager, Jr. his heirs and assigns, forever.

And Hillview Co. does / ~~do~~ covenant with the said John R. Creager, Jr. that it is ~~has~~ lawfully seized and possessed of said land in fee simple; ~~has~~ 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 Hillview Co. 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 John R. Creager, Jr. his 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 this day of~~, 19--, its duly authorized officers this 12th day of June, 1961.

HILLVIEW CO.

ATTEST: Woodrow Batson
Secretary

BY: W. T. Mahan
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

G 341