BK 3249

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 Richard Gordon Stearns and wife, Jane S. Stearns, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said Richard Gordon Stearns and wife, Jane S. Stearns their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot 404, 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:

Said Lot 404 fronts 80 feet on the East side of Binkley Drive and runs back between lines 191.2 feet on the North line and 125 feet on the South line to a dead line in the rear on which it measures 103.6 feet.

Being part of the Property conveyed to The Kennedy Corp. by deed from Andrew Ewing, Sub. Tr. of record in Book 3217, page 273, Register's Office for said County,

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, and 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 Richard Gordon Stearns and wife, Jane S. Stearns, their heirs and assigns, forever.

And The Kennedy Corp. does ~~I~~ ~~do~~ covenant with the said Richard Gordon Stearns and wife, Jane S. Stearns that it is ~~I am~~ ~~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 ~~I~~ ~~do~~ further covenant and bind itself, its / ~~heirs and representatives~~ successors and assigns, to warrant and forever defend the title to the said land to the said Richard Gordon Stearns and wife, Jane S. Stearns, 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 by its duly authorized officer this 16th day of June, 1961.

~~Witness my hand this day of~~ , 19 .

THE KENNEDY CORP.

BY: Carl Baker
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

PG 51