K 3251

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 Wilbert H. Kerr and wife, Mary C. Kerr, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has ~~have~~ does ~~bargained and sold, and by these presents do~~ transfer and convey unto the said Wilbert H. Kerr and wife, Mary C. Kerr

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. 249 on the Plan of Caldwell Hall, Section II, as of record in Book 2900, page 96, Register's Office for said County.

Said lot fronts 80 feet on the south side of Harding Place and runs back 158.8 feet on the west line and 164 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 84.9 feet.

Being part of the property conveyed to The Kennedy Corp., by deed from Andrew Ewing, Trustee, 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 Wilbert H. Kerr and wife, Mary C. Kerr their heirs and assigns, forever.

And The Kennedy Corp. does ~~do~~ covenant with the said Wilbert H. Kerr and wife, Mary C. Kerr that ~~has~~ 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 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 Wilbert H. Kerr and wife, Mary C. Kerr 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 ~~Witness hand this day of~~ executed by its duly authorized officer this 1st day of July, 1961.

THE KENNEDY CORP.

BY Karl Kerr
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 465