K 3252

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 Lahman B. Runsick and wife, Maurice P. Runsick, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has does bargained and sold, and by these presents transfer and convey unto the said Lahman B. Runsick and wife, Maurice P. Runsick 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. 398 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for said County.

Said lot fronts 85 feet on the northeasterly side of Binkley Drive, and runs back 232.2 feet on the northwesterly line and 227.6 feet on the southeasterly line, to a dead line which is a broken line, and measures 137.2 feet thereon.

Being part of the property conveyed to The Kennedy Corp., by deed from Andrew Ewing, Substitute Trustee, as of record in Book 3217, page 273, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3164, page 222; and to the easements and limitations shown on the Map of record in Book 2900, page 131, 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 Lahman B. Runsick and wife, Maurice P. Runsick their heirs and assigns, forever.

And The Kennedy Corp. does / ~~is~~ covenant with the said Lahman B. Runsick and wife, Maurice P. Runsick that it is lawfully seized and possessed of said land in fee simple; ~~he~~ 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 The Kennedy Corp. does ~~is~~ 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 Lahman B. Runsick and wife, Maurice P. Runsick 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 ~~Witness my hand this day of~~, 19 , by its duly authorized officer this 7th day of July, 1961.

THE KENNEDY CORP.

BY: Carl Bates
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 purpose therein contained. Witness my hand and official seal at , Tennessee, this day of , 19 .

Commission expires

Notary Public

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