BK 3253

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 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 the grantees herein, and other good and valuable considerations, the receipt of which is hereby acknowledged,

HALLMARK CONSTRUCTION COMPANY,

has bargained and sold, and by these presents does transfer and convey unto the said LEONARD E. LIVINGSTON 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. 423 on the Plan of Glengarry Park, Section IV, as of record in Book 2900, page 72, Register's Office for said County.
Said Lot No. 423 fronts 80 feet on the southeasterly side of McDonald Drive, and extends back 259 feet on the northeasterly line and 258.5 feet on the southwesterly line, to a dead line in the rear on which it measures 80 feet.
Being part of the property conveyed to Hallmark Construction Company, by deed from Andrew Ewing, Trustee, as of record in Book 3135, page 129, 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 LEONARD E. LIVINGSTON his heirs and assigns, forever.
And the grantor herein, does covenant with the said LEONARD E. LIVINGSTON 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.
And the grantor herein, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said grantee herein, his heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF, Hallmark Construction Company, has caused this instrument to be executed by its duly authorized officer on this 18th day of July 1961.

HALLMARK CONSTRUCTION COMPANY
By: Charles L. Morris
Charles L. Morris, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, X ...., a Notary Public in and for said County and State, the within named X
X
X
X
the bargainor......, with whom I am personally acquainted, and who acknowledged that X executed the within instrument for the purposes therein contained. X Witness my hand and official seal at ...., Tennessee, this......day of X ...., 19....
Commission expires...... X
X
X Notary Public

TENNESSEE TITLE COMPANY

PG 97