K 3253

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand Nine Hundred Fifty and No/100 ---
----------($13,950.00) ----------DOLLARS
Cash in hand paid by James P. McCarty and wife, Fanchon L. McCarty, the receipt of which is hereby acknowledged,

HERMITAGE HOMES, INC.,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee
has ~~have~~ bargained and sold, and by these presents do/es transfer and convey unto the said
James P. McCarty and wife, Fanchon L. McCarty
their ~~heirs~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 181, on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 58, Register's Office for said County.

Said Lot No. 181 fronts 70.0 feet on the northeasterly margin of East Longdale Drive and extends back 147.2 feet on the northwesterly line and 167.8 feet on the southeasterly line to a dead line in the rear measuring 103.0 feet thereon.

Being part of the same property conveyed to Hermitage Homes, Inc., by deed from Andrew Ewing, Trustee, of record in Book 3182, page 477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James P. McCarty and wife, Fanchon L. McCarty
their heirs and assigns, forever.

And it does ~~do~~ covenant with the said James P. McCarty and wife, Fanchon L. McCarty
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, except 1961 taxes which have been prorated and are hereby assumed by the purchasers.

And Hermitage Homes, Inc.
~~do~~/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said James P. McCarty and wife, Fanchon L. McCarty
their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HERMITAGE HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 20th day of July 1961.

HERMITAGE HOMES, INC.,

By: Robert T. Coleman
Robert T. Coleman, Vice-President

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