K 3254

WARRANTY DEED G-145269

REAU E. FOLK, JR., FORM

For and in consideration of the sum of TEN AND NO/100 ********** DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

HILLHURST HOMES, a partnership composed of WILLIAM K. JONES, JAMES E. BALTHROP and R. J. RICHMOND,

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHESTER L. PARSONS and wife, ANNIE L. PARSONS,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 33 on the Plan of Section VI, Hillhurst Acres, of record in Book 2854, page 62, Register's Office for said County.

Said Lot No. 33 fronts 113.72 feet on the south side of Lyndale Drive and extends back 164.1 feet on the east line and 194 feet on the west line to a broken line in the rear on which it measures 108.66 feet.

Being part of the property conveyed to HILLHURST HOMES, a partnership consisting of R. J. Richmond, James E. Balthrop and William K. Jones, by deed from Richmond Homes, Inc., a Tennessee Corporation, of record in Book 3028, page 63; said Register's Office.

This conveyance is made subject to restrictions of record in Book 2930, page 61, 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 Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1961 taxes, which have been prorated and assumed by the grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand on this, the 26th day of July, 1961

HILLHURST HOMES

BY: William K. Jones
Partner

Partner

Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Walton H. Miller, a Notary Public in and for the State and County aforesaid, personally appeared the within named William K. Jones, James E. Balthrop and R. J. Richmond, partners, doing business as Hillhurst homes, the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 26th day of July, 1961

Walton H. Miller
Notary Public

My commission expires:

WARRANTY DEED

From HILLHURST HOMES 51012

To CHESTER L. PARSONS, et ux.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day
of JUL A.D. 1961
at 2:50 o'clock P.M.
Noted in Book 4464 Page 364
Recording Fee 1.25
JAMES P. [illegible]

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

G 127