K 3254

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 Warren I. Titus and wife, Mary A. Titus, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has ~~have~~ bargained and sold, and by these presents does transfer and convey unto the said Warren I. Titus and wife, Mary A. Titus 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. 343 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County.

Said Lot No. 343 fronts 80 feet on the north side of Lynn Drive and runs back 151.1 feet on the west line and 151.4 feet on the east line to a dead line in the rear on which it measures 80 feet.

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

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, 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 Warren I. Titus and wife, Mary A. Titus their heirs and assigns, forever.

And The Kennedy Corp. does / ~~do~~ covenant with the said Warren I. Titus and wife, Mary A. Titus that it is ~~has~~ 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 Warren I. Titus and wife, Mary A. Titus 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 25th day of July, 1961.

THE KENNEDY CORP.

BY: [signature]
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 195