K 3255

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 Herman Holmes Rucker and wife, Dorothy F. Rucker, 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 ~~do~~ **transfer and convey unto the said** Herman Holmes Rucker and wife, Dorothy F. Rucker

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. 134 on the Plan of Caldwell Hall, Section I, Revised, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

Said lot fronts 75 feet on the westerly side of Arden Drive and runs back 155.5 feet on the northerly line and 179.7 feet on the southerly line to a dead line in the rear, which is a broken line, on which it measures 110.7 feet.

Being part of the property conveyed to The Kennedy Corp., by deed from Andrew Ewing, Trustee, of record in Book 3226, page 295, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1788, page 108, in Book 2929, page 117 as amended in Book 2997, page 93; and to the easements and limitations shown on the Map of record in Book 2900, pages 57,58 and 59.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Herman Holmes Rucker and wife, Dorothy F. Rucker their **heirs and assigns, forever.**

And The Kennedy Corp. does ~~do~~ **covenant with the said** Herman Holmes Rucker and wife, Dorothy F. Rucker that it is **lawfully seized and possessed of said land in fee simple;** has ~~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 successors and assigns ~~its~~ **further covenant and bind** itself, its / **heirs and representatives, to warrant and forever defend the title to the said land to the said** Herman Holmes Rucker and wife, Dorothy F. Rucker 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 ~~Witness my hand this day of~~ , 19 executed by its duly authorized officer this 28th day of July, 1961

THE KENNEDY CORP.

BY: Earl Buck
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**

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