BK 3255

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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 William R. Risinger and wife, Mary June Risinger, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said William R. Risinger and wife, Mary June Risinger

their ~~heirs~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 379 on the Plan of Caldwell Hall, Section III, as of record in Book 2900, page 131, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of Lynn Drive at the common corner of Lot 379 and 378; thence with the line between said lots southerly 125 feet to a point, a corner of Lot No. 380; thence with the line between Lots 379 and 380, westerly 115 feet to the easterly margin of Danby Drive; thence with the margin of the same northerly, 100 feet to the beginning of a curve; thence around said curve, northeasterly 39.27 feet to a point in the southerly margin of Lynn Drive; thence with the margin of the same, easterly 90 feet to the point of beginning.

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 William R. Risinger and wife, Mary June Risinger their heirs and assigns, forever.

And The Kennedy Corp. does ~~/~~ ~~do~~ covenant with the said William R. Risinger and wife, Mary June Risinger that it is ~~has~~ lawfully seized and possessed of said land in fee simple; ~~have~~ 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 William R. Risinger and wife, Mary June Risinger 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~~ executed by its duly authorized officer this 8th day of August, 1961.

THE KENNEDY CORP.

BY: Carl Bates
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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