BK 3256

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 Edward R. Zaino and wife, Kathryn S. Zaino, and other good and valuable consideration, receipt of which is hereby acknowledged;

THE KENNEDY CORP.

has ~~have~~ does ~~do~~ bargained and sold, and by these presents transfer and convey unto the said Edward R. Zaino and wife, Kathryn S. Zaino their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 403 on the Plan of Caldwell Hall, Section IV, of record in Book 3106, Page 1, Register's Office for said County.

Said Lot fronts 83.95 feet on the north side of Garrett Drive and runs back 158.3 feet on the west line and 158.65 feet on the east line to a dead line in the rear on which it measures 79.9 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 3179, page 587; and to the easements and limitations shown on the Map of record in Book 3106, page 1, 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 Edward R. Zaino and wife, Kathryn S. Zaino their heirs and assigns, forever.

And The Kennedy Corp. does / ~~do~~ covenant with the said Edward R. Zaino and wife, Kathryn S. Zaino that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it. and the same is unencumbered.

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 Edward R. Zaino and wife, Kathryn S. Zaino 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 hand this day of~~, 19---- by its duly authorized officer this 10th day of August, 1961.

THE KENNEDY CORP.

BY: _____
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

PG 455