K 3278

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WARRANTY DEED TTC-146341

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 consisting of R. J. RICHMOND, JAMES E. BALTHROP and WILLIAM K. JONES,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto
JAMES E. WHITAKER and wife, RUTHIE SUE WHITAKER,

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. 26 on the Plan of Hillhurst Acres, Section VI, as of record in Book 2854, page 62, Register's Office for said County.

Said Lot No. 26 fronts 87 feet on the northerly side of Lyndale Drive, and runs back 204.5 feet on the easterly line and 226.6 feet on the westerly line, to a dead line in the rear on which it measures 106.1 feet.

Being the same 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., 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, Register's Office for Davidson County, Tennessee.

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.

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 24 day of August, 1961

R. J. Richmond
Partner

HILLHURST HOMES By William K. Jones
Partner

James E. Balthrop
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], a Notary Public in and for the State and County aforesaid, personally appeared the within named R. J. Richmond, William K. Jones, James E. Balthrop, 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 24 day of August, 1961

My commission expires:
FS

Notary Public

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

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 28 day of AUG A.D. 1961 at 2:02 o'clock P.M.
Noted in Book 3278 Page 216
Fee $ 1.00
Recorded in Book
Fee
JOHN B. WILSON, Register
By

WARRANTY DEED
HILLHURST HOMES
TO
JAMES E. WHITAKER AND WIFE,
RUTHIE SUE WHITAKER
Fee $ 5.50

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