BK 3279

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 Johnny L. Batey and wife, Adana L. Batey, 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 Johnny L. Batey and wife, Adana L. Batey their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot 401 on the Plan of Section IV, Caldwell Hall, of record in Book 2106, Page 1, Register's Office for said County.

Said Lot fronts 85.15 feet on the south side of Garrett Drive and runs back 144.9 feet on the west line and 144.2 feet on the east line to a dead line on which it measures 85.15 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 2106, 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 Johnny L. Batey and wife, Adana L. Batey their heirs and assigns, forever.

And The Kennedy Corp. does / ~~do~~ covenant with the said Johnny L. Batey and wife, Adana L. Batey 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.

And The Kennedy Corp. does ~~dx~~ 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 Johnny L. Batey and wife, Adana L. Batey 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 by its duly authorized officer ~~Witness my hand this day of 19~~ this 2nd day of September, 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

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