BK 3283



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 James F. Davis and wife, Shirley F. Davis, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW CO.

has ~~have~~ does ~~do~~ bargained and sold, and by these presents do transfer and convey unto the said James F. Davis and wife, Shirley F. Davis

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. 108 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said lot fronts 89 feet on the north side of Ocala Drive and runs back between lines, 266.7 feet on the west line and 271.2 feet on the east line to a dead line in the rear, which is a broken line on which it measures 40 feet.

Being part of the property conveyed to Hillview Co., a Tennessee Corporatin, by two deeds from J. H. McPherson and wife, et al, of record in Book 2858, page 626, and in Book 2858, page 617, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 2904, page 51; and to the easements and limitations shown on the Map of record in Book 2663, pages 125 and 126, 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 James F. Davis and wife, Shirley F. Davis their heirs and assigns, forever.

And Hillview Co. does / ~~do~~ covenant with the said James F. Davis and wife, Shirley F. Davis, that it is ~~they are~~ 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 Hillview Co. 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 James F. Davis and wife, Shirley F. Davis, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF: Hillview Co. has hereby caused this instrument to be executed ~~Witness hand this day of~~ by its duly authorized officers this 26th day of September, 1961.

HILLVIEW CO.

ATTEST: Linda Baker
Secretary

BY: W. J. Nelson
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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