BK 3284

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 George H. Stewart and wife, Bessie Alene Stewart, and other good and valuable consideration, receipt of which is hereby acknowledged;

ROYAL HOMES, INC.

has have bargained and sold, and by these presents do transfer and convey unto the said does

George H. Stewart and wife, Bessie Alene Stewart

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

Being 307 on the Plan of Section IV, Hermitage Hills of record in Book 2900, page 136, Register's Office for said County.

Said Lot fronts 75 feet on the south side of Bonnabrook Drive and runs back 154.45 feet on the northwesterly line and 220.22 feet on the southeasterly line to a dead line in the rear which is a broken line on which it measures 153.58 feet.

Being the same property conveyed to Royal Homes, Inc., by deed from Miller Kimbrough, Trustee, of record in Book 3186, page 219, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3181, page 587; and to the easements and limitations shown on the Map of record in Book 2900, page 136, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George H. Stewart and wife, Bessie Alene Stewart

their heirs and assigns, forever.

And Royal Homes, Inc., does / do covenant with the said George H. Stewart and wife, Bessie Alene Stewart

that it is lawfully seized and possessed of said land in fee simple; 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 Royal Homes, Inc., 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 George H. Stewart and wife, Bessie Alene Stewart

their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Royal Homes, Inc., has hereby caused this instrument to be ~~Witness my hand this ____ day of _____, 19____~~ executed by its duly authorized officer this 5th day of October, 1961.

ROYAL HOMES, INC.

BY: Jesse Overbuch
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 471