K 3310

WARRANTY DEED G-165426

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,

CROWDERS, INC.
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CHARLES N. GARDNER and wife, BONNIE JEAN GARDNER,
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. 18 on the Plan of Battlewood, Section 3, as of record in Book 3300, page 4, Register's Office for said County.

Said Lot No. 18 fronts 113 feet on the southerly side of Drummond Drive and extends back 343.13 feet on the westerly line and 362.4 feet on the easterly line to a dead line, measuring 123.9 feet thereon.

Being part of the same property conveyed to Crowders, Inc., by deed from Lewis C. Payne, and wife of record in Book 3182, page 196, said Register's Office.

This conveyance is made subject to restrictive covenants of record in Book 3248, page 212, Register's Office for said County.

This conveyance is also made with the understanding that there is no direct access from the premises described above to Interstate Highway U.S.I. 501, such right of access having been granted to the State of Tennessee by deed of record in Book 2880, page 517, 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 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 6th day of November, 1961

CROWDERS, INC.

By: H. L. Crowder
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19____

_____
Notary Public

My commission expires:

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