K 3311

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Thomas O. Lancaster and wife, Elizabeth J. Lancaster hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE KENNEDY CORP. has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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. 254 on the Plan of Caldwell Hall, Section II, of record in Book 2900, page 96, Register's Office for said County.

Said Lot No. 254 fronts 80 feet on the southerly side of Harding Place and extends back 159.7 feet on the westerly line and 157.8 feet on the easterly line to a dead line in the rear on which it measures 80.05 feet.

Being part of the property conveyed to The Kennedy Corp., by deed from Andred Ewing, Trustee, of record in Book 3224, page 453, said Register's Office.

This conveyance is made subject to restriction recorded in Book 1788, page 108 and in Book 3097, page 704; and to the easements and limitations shown on the Map of record in Book 2900, page 96, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And THE KENNEDY CORP. does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the 1961 taxes which have been prorated and assumed by the GRANTEES.

And THE KENNEDY CORP., does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Thomas O. Lancaster and wife, Elizabeth J. Lancaster, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever 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 KENNEDY CORP., has hereby caused this instrument to be executed by its duly authorized officer this 17th day of November, 1961.

THE KENNEDY CORP.

BY: _____
Carl Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary M. Coates, a Notary Public of the State and County aforesaid, personally appeared Carl Batson with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of THE KENNEDY CORP., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Davidson County, this the 17th day of November, 1961.

My commission expires Oct 20, 1963 _____
Notary Public

13,750.00

WARRANTY DEED

FROM

THE KENNEDY CORP. 69681

TO

THOMAS O. LANCASTER, ET UX

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 22 day of NOV A.D. 1961 at 3:51 o'clock P.M.
Noted in Book 1010 Page 360
Recorded in Book ____ Page ____
Recording Fee 2.00
JAMES P. WILSON, Register
By R. McKinney
Exd. Reg.

G 299