K 3311

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00). . . . . DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged, HARDCASTLE DEVELOPERS, INC., A Tennessee Corporation

has have bargained and sold, and by these presents do transfer and convey unto the said BEN B. CUNNINGHAM, and wife, LEONA F. CUNNINGHAM, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Rosehill Subdivision, Section I, City of Goodlettsville and of record in Plat Book 2900, page 64, Register's Office for Davidson County, Tenn.

SAID Lot No. 1 fronts 220.55 feet on the southerly side of Shevel Drive and runs back between lines 200 feet on the easterly line and 195.3 feet on the westerly line to a dead line in the rear upon which it measures 180.1 feet.

BEING a portion of the same property conveyed to HARDCASTLE DEVELOPERS, INC., by deed of record in Book 2906, page 281, and 2902, page 41, Register's Office for Davidson County, Tennessee.

THIS property is conveyed subject to building restrictions as of record in Book 3000, page 69, R.O.D.C., Tennessee

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BEN B. CUNNINGHAM, and wife, LEONA F. CUNNINGHAM, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said BEN B. CUNNINGHAM, and wife, LEONA F. CUNNINGHAM 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.

And it, HARDCASTLE DEVELOPERS, INC. does ~~do~~ further covenant and bind its successors and assigns ~~itself, heirs and representatives~~, to warrant and forever defend the title to the said land to the said BEN B. CUNNINGHAM, and wife, LEONA F. CUNNINGHAM, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 29th day of January, 19 60

HARDCASTLE DEVELOPERS, INC., BY:
Clyde Hardcastle
Clyde Hardcastle - President

ATTEST: Margaret Craig Swift
Margaret Craig Swift - Secretary

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 office, this _____ day of _____, 19____

Citationish expires _____

_____
Notary Public

G 611