K 3314

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Carl K. Ross and wife, Eloise R. Ross 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. 373 on the Plan of Section III, Caldwell Hall, as of record in Book 2900, page 131, Register's Office for said County.

Said Lot fronts 90 feet on the south side of Lynn Drive, and extends back between parallel lines, 165.2 feet to a dead line.

Being part of the property conveyed to The Kennedy Corp., by deed from Andrew Ewing, Trustee, as of record in Book 3250, page 425, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1765, page 105; and in Book 3164, page 222; and to the easements and limitations shown on the Map of record in Book 2900, page 131, 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 Carl K. Ross, and wife, Eloise R. Ross, 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 6th day of December, 1961.

THE KENNEDY CORP.

BY: Carl Batson
Carl Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H. Brewer, 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 6th day of December, 1961.

My commission expires 2-4-64

James H. Brewer
Notary Public

$14,550.00

WARRANTY DEED

FROM THE KENNEDY CORP.

TO CARL K. ROSS AND WIFE, ELOISE R. ROSS

MURPHREE MORTGAGE COMPANY

73158

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record 14 day of Dec. A.D. 1961 at 1:20 o'clock P.M.
Noted in Book 1780 Page 312
Recorded in Book ___ Page ___
Recording Fee $2.00
JAMES P. WILSON, Register
By: [illegible] Dep. Reg.

PG 314