BK 3315

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 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 Ben Edmond Ledbetter and wife, Ethel M. Ledbetter, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW CO.

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

Ben Edmond Ledbetter and wife, Ethel M. Ledbetter

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 110 on the Plan of Southwood, as of record in Book 2663, pages 125 and 126, Register's Office for said County, and as corrected by Instrument of record in Book 3278, page 144, Register's Office. Said lot fronts 89 feet on the northerly side of Ocala Drive and runs back 300.98 feet on the easterly line and 290.2 feet on the westerly line to a dead line in the rear on which it measures 40 feet. Being part of the property conveyed to Hillview Co., a Tennessee Corporation, by two deeds from J. H. McPherson and wife, et al, of record in Book 2858, page 626, and in Book 2858, page 617, said Register's Office.
This conveyance is made subject to the restrictions recorded in Book 2904, page 51; and to the easements and limitations shown on the Map of Record in Book 2663, pages 125 and 126, and as corrected in Book 3278, page 144, 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 said Ben Edmond Ledbetter and wife, Ethel M. Ledbetter their heirs and assigns, forever.

And Hillview Co., does ~~do~~ covenant with the said Ben Edmond Ledbetter and wife, Ethel M. Ledbetter that ~~has~~ 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 for 1961 taxes which are prorated and assumed by the grantees herein.

And Hillview Co. 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 Ben Edmond Ledbetter and wife, Ethel M. Ledbetter, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hillview Co. has hereby caused this instrument to be executed by ~~Witness hand this day of~~ its duly authorized officer this 12th day of December, 1961.

HILLVIEW CO.

BY: Dodson Batson BY: H. T. Melvin

~~Dodson Batson, Secretary~~ ~~H. T. Melvin, 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

TENNESSEE TITLE COMPANY

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