BK 3316

WARRANTY DEED

For and in consideration of ($10.00)...Ten and No/100----Dollars, cash in hand paid by Billy H. Dixon and wife, Gloria B. Dixon 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. 480 on the Plan of Caldwell Hall, Section VI, as of record in Book 3300, page 100, Register's Office for said County.
Beginning in the northerly margin of Harding Place at the corner of Lots 480 and 481; thence with said Place in a westerly direction 105 feet to a convrete monument; thence around a curve in a northerly direction, 27.27 feet to a monument in the easterly margin of Wauford Drive; thence with said drive in a northeasterly direction, 130 feet to the corner of Lots 479 and 433; thence along the line of said lots in an easterly direction, 130 feet to the corner of Lots 480 and 430; thence in a southerly direction with the line of said lots, 175 feet to the beginning.
Being part of the property conveyed to The Kennedy Corp., by deed from Andrew Ewing, Trustee, of record in Book 2232, page 55, said Register's Office.
This conveyance is made subject to the restrictions recorded in Book 1708, page 100 and in Book 3221, page 6; and to the easements and limitations shown on the Map of record in Book 2900, page 100, 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 Billy H. Dixon and wife, Gloria B. Dixon, 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 27th 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 27th day of December, 1961.

My commission expires 2-4-64

James H. Brewer
Notary Public

13,200.00

WARRANTY DEED

FROM

THE KENNEDY CORP.

TO 76438

BILLY H. DIXON, ET UX

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 2 day of JAN A.D. 1962 2 M
o'clock
Noted in Book 2700 Page 164
Recorded in Book Page
Recording Fee $2.00
JAMES P. WILSON, Register
By Ann Jennings D.C.

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