K 3316

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 Claude H. Bates, Jr. and wife, Sarah G. Bates, and other good and valuable consideration, receipt of which is hereby acknowledged;

HILLVIEW CO.

(This instrument is being rerecorded for the purpose of correcting the purchasers name.)

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

Claude H. Bates, Jr. and wife, Sarah G. Bates

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 73 on the Plan of Southwood of record in Book 2663, pages 125 and 126, Register's Office for said County.

Said Lot No. 73 fronts 95 feet on the northeasterly side of Byrne Drive and extends back between lines, 143.96 feet on the northwesterly line and 175.98 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 125 feet thereon.

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, said 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 Claude H. Bates, Jr. and wife, Sarah G. Bates their heirs and assigns, forever.

And / Hillview Co. does ~~do~~ covenant with the said Claude H. Bates, Jr. and wife, Sarah G. Bates that it is lawfully seized and possessed of said land in fee simple; ~~have~~ has a good right to convey it, and the same is unencumbered, except taxes for 1961 which are prorated and assumed by the grantees herein.

And Hillview Co. does, / successors and assigns heirs and representatives, to warrant and forever defend ~~do~~ further covenant and bind itself, its / the title to the said land to the said Claude H. Bates, Jr. and wife, Sarah G. Bates 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 ~~Witness~~ hand this ---------- day of ---------- 19----------
by its duly authorized officer this 7th day of December, 1961.

HILLVIEW CO.

BY: Clarkson Batson
~~Secretary~~

BY: ----------
~~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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