BK 3317

WARRANTY DEED

For and in consideration of ($10.00). .Ten and No/100----Dollars, cash in hand paid by Charles E. Goodrich and wife, Mary S. Goodrich 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 477 on the Plan of Caldwell Hall, Section VI, as of record in Book 2900, page 48, Register's Office for said County.

Said Lot No. 477 fronts 80 feet on the north side of Harding Place, and extends back 205.2 feet on the west line and 215 feet on the east line, to a dead line in the rear on which it measures 80.7 feet.

Being part of the property conveyed to The Kennedy Corp., a Tennessee Corporation, by deed from Andrew Ewing, Trustee, as of record in Book 3279, page 603, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1781, page 161, and restrictions filed for record in Book 3221, page 6, as amended by instrument of record in Book 3251, page 543; and to the easements and limitations shown on the Map of record in Plat Book 2900, page 48, 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 1962 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 Charles E. Goodrich and wife, Mary S. Goodrich, 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 3rd day of January, 1962.

THE KENNEDY CORP.

BY: _____
Carl Batson, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William O. Simkins, 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 3rd day of January, 1962.

My commission expires 18 August 1964. William O. Simkins
Notary Public



(Illegible) ($15,200.00)

WARRANTY DEED

FROM

THE KENNEDY CORP.

TO

CHARLES E. GOODRICH, et ux

FOR

MURPHREE MORTGAGE COMPANY

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