BK 3317

12-27-61

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid to Grantor by Grantee, and other good and sufficient consideration, the receipt of all of which is hereby acknowledged:

HILLSBORO PARK, INC., a corporation chartered under the law of the State of Tennessee, with its principal office in Davidson County, has bargained and sold and by these presents does transfer and convey unto

MARGARET R. SMARTT, her

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

Being Lot No. 25 on the Plan of Hillsboro Park, Section I, as of record in Book 2331, pages 30 & 31, Register's Office for said County.

Said Lot No. 25 fronts 187 feet on the southeasterly side of Hillsboro Pike and runs back between lines, 490 feet to a dead line in the rear on which it measures 195.5 feet.

Being part of the property conveyed to Hillsboro Park, Inc., by deed from J. O. Bass, Trustee, as of record in Book 2398, page 16, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2435, page 237, which were amended by instrument of record in Book 2603, page 440, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

And Hillsboro Park, Inc. does covenant with the said Grantee 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 taxes for the current year which have been prorated and assumed by Grantee.

And Hillsboro Park, Inc., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

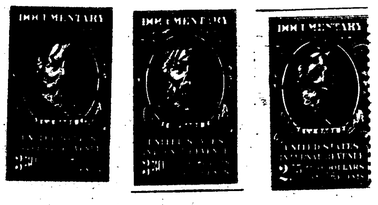
IN WITNESS WHEREOF, Hillsboro Park, Inc., has caused this deed to be executed by its duly authorized officers, this 27th day of December, 1961.

HILLSBORO PARK, INC.

By _____
President

ATTEST:

Herbert N. Jordan



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