K 3341

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10.00

Ten 00/100 DOLLARS

Cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of an agreement to pay the unpaid balance of a loan secured by deed of trust executed by Alton S. Hallum and wife, Marian S. Hallum, to Herschel Greer, Trustee, to secure Guaranty Mortgage Company, of Nashville, a note dated February 25, 1958, in the amount of $12,950.00, of record in Book 2756, page 31, Register's Office for Davidson County, Tennessee,

we have bargained and sold, and by these presents do transfer and convey unto the said Lawson H. Hardwick, Jr., and wife, Montelle Carson Hardwick their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Beverly Heights Subdivision, Section II, as of record in Book 2331, page 42, said Register's Office.

Said lot no. 88 fronts 100 feet on the southerly side of Wallace Road and runs back 427 feet on the easterly line and 378.9 feet on the westerly line to a dead line in the rear on which it measures 126.4 feet.

Being the same property conveyed to Lawson H. Hardwick, Sr., and wife, Maria W. Hardwick, by deed from Alton Z. Hallum and wife, Marian S. Hallum, of record in Book 3310, page 265, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lawson H. Hardwick, Jr., and wife, Montelle Carson Hardwick, their heirs and assigns, forever.

And we do covenant with the said Lawson H. Hardwick, Jr., and wife, Montelle Carson Hardwick that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as set out herein.

And Lawson H. Hardwick, Sr., and wife, Maria W. Hardwick do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Lawson H. Hardwick, Jr., and wife, Montelle Carson Hardwick, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 9th day of February, 1962

Lawson H. Hardwick Sr.

Maria W. Hardwick

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