K 3341

WARRANTY DEED

For and in consideration of the sum of - TEN AND NO/100 - - ($10.00) - *DOLLARS* cash in hand paid by CHARLES E. EDWARDS AND WIFE, LELLA A. EDWARDS, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

GREGORY HOMES, INC., a Tennessee corporation without a seal, has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* CHARLES E. EDWARDS AND WIFE, LELLA A. EDWARDS, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 437 on the Plan of Hermitage Hills, Section V, of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said Lot No. 437 fronts 77.58 feet on the north side of Bonnabrook Drive and extends back 158.8 feet on the easterly line and 162.28 feet on the westerly line to a dead line, which is a broken line, measuring 88.7 feet.

Being part of the property conveyed to Gregory Homes, Inc., by deed from Miller Kinbrough, Trustee, of record in Book 3284, page 331, said Register's Office.

The above described property is conveyed subject to restrictions of record in Book 3222, page 154, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES E. EDWARDS AND WIFE, LELLA A. EDWARDS, their *heirs and assigns, forever.*

And GREGORY HOMES, INC. does ~~no covenant with the said~~ CHARLES E. EDWARDS AND WIFE, LELLA A. EDWARDS, *that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by taxes for the year 1962, which have been prorated and are hereby assumed by the grantee.

And GREGORY HOMES, INC., does ~~no further covenant and bind~~ itself, its successors and assigns, ~~heirs and representatives,~~ *to warrant and forever defend the title to the said land to the said* CHARLES E. EDWARDS AND WIFE, LELLA A. EDWARDS, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

~~Witness my hand this day of the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.~~

IN WITNESS WHEREOF, GREGORY HOMES, INC., has caused this instrument to be executed by its duly authorized officer, Secretary-Treasurer, Fred B. Gregory, pursuant to authority ~~vested in him.~~

Dated at Nashville, Tennessee, this 13th day of February 1962

GREGORY HOMES, INC.
By: Fred B. Gregory
Secretary-Treasurer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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*.....

..... *Notary Public*

Commission expires .....

G 589