K 3345

WARRANTY DEED NASHVILLE TITLE COMPANY

For and in consideration of the sum of ----------TEN AND NO/100---------- DOLLARS ($ 10.00),
Cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

Hardcastle Construction Company, Incorporated

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Clarence Morgan O'Dell and wife, Katherine Ham O'Dell

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Oakland Acres, Section 10, of record in Book 2900, page 140, Register's Office for said County, described as follows:

Said Lot No. 78 fronts 122.8 feet on the southeasterly side of Freda Villa and runs back 374.3 feet on the northeasterly line and 379.8 feet on the southwesterly line to a dead line in the rear on which it measures 122.2 feet.

Being part of the same property conveyed to Hardcastle Construction Co., Inc., by deed from J. M. Flanigen, Widower, of record in Book 2929, page 21, 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 Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.
Whenever 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 Grantor has hereunto set his hand on this, the 1 day of February, 1962

HARDCASTLE CONSTRUCTION COMPANY, INC.

G. Hyde Hardcastle Pres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____, the bargainor(s), 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, the _____ day of _____, 19 ____

_____ Notary Public

My commission expires:

OG 619