BK 3373

WARRANTY DEED

For and in consideration of the sum of - - - - - - - -TEN AND NO/100 - - - - - - - - - - - -
($10.00) - *DOLLARS*

cash in hand paid by CLARENCE J. ASTIN AND WIFE, TWYLA H. ASTIN, 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 ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* CLARENCE J. ASTIN AND WIFE, TWYLA H. ASTIN,

their *heirs 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. 439 on the Plan of Section Five, Hermitage Hills, of record in Book 3300, page 1, Register's Office for said County.

Said Lot No. 439 fronts 80 feet on the north side of Bonnabrook Drive and extends back 156.65 feet on the westerly line and 155 feet on the easterly line to a dead line in the rear on which it measures 80.1 feet.

BEING part of the property conveyed to GREGORY HOMES, INC., by deed from Miller Kimbrough, Trustee, of record in Book 3284, page 331, said Register's Office.

The above described property is conveyed subject to restriction of record in Book 3222, Page 154; and subject to conditions set out in plan of record in Book 3300, Page 1, 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 CLARENCE J. ASTIN AND WIFE, TWYLA H. ASTIN, their *heirs and assigns, forever.*

And ~~xxxxxxxxx~~ GREGORY HOMES, INC. does ~~*do*~~ *covenant with the said* CLARENCE J. ASTIN AND WIFE, TWYLA H. ASTIN, *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 ~~*do*~~ *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* CLARENCE J. ASTIN AND WIFE, TWYLA H. ASTIN, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

~~*Witness hand this day of 19 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 24th day of April, 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 acknowledgfd that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ..... *Tennessee, this* ..... *day of* ..... *19* .....

Commission expires .....

..... *Notary Public*

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