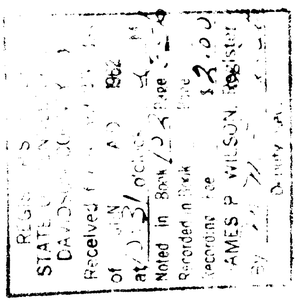
BK 3402

WARRANTY DEED 700?

FROM Gregory Homes, Inc.

TO Horace L. Garrett, et ux





For and in Consideration of the sum of Ten and no/100---------- ----------($10.00)--------*DOLLARS*

cash in hand paid by Horace L. Garrett and wife, Lucille E. Garrett, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

Gregory Homes, Inc., a Tennessee corporation, organized and existing under the laws of the State of Tennessee, with its principal office in Nashville, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Horace L. Garrett and wife, Lucille E. Garrett, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being lot No. 440, on the plan of Hermitage Hills, Section 5, as of record in book 3300, pages 1 and 2, Register's Office for said County.
Said lot No. 440 fronts 78.12 feet on the northerly side of Bonnabrook Drive and extends back 153.35 feet on the easterly line and 155 feet on the westerly line, to a dead line, measuring 78.2 feet thereon.
Being part of the real property conveyed to Gregory Homes, Inc., by deed from Miller Kimbrough, Trustee, dated October 10, 1961, filed October 11, 1961, and recorded in book 3284, page 331, said Register's Office.
This conveyance is made subject to a ten-foot easement for public utilities along rear line of premises, anchor easement at southwest corner, 30-foot building setback line from Bonnabrook Drive, and conditions of owners certificate as shown on plan of record in book 3300, pages 1 and 2, Register's Office for said County, and to restrictive covenants contained in an instrument of record in book 3222, page 154, 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 said Horace L. Garrett and wife, Lucille E. Garrett, *heirs and assigns, forever.*

And their *~~it does~~ ~~do~~ covenant with the said* Horace L. Garrett and wife, Lucille E. Garrett *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.*

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