K 3402

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by James H. Taylor and wife, Eron Roberts Taylor hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, HICKORY BEND CONSTRUCTION CO., INC., has bargained and sold, and by these presents does transfer and convey unto the said GRANTEES, 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. 12 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.
Beginning at a point in the southerly margin of Stewarts Ferry Pike at the corner of Lots 11 and 12; thence with the line between said lots, southerly 110 feet to a point; thence easterly 105 feet to a point; thence northerly 85 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the southerly margin of Stewarts Ferry Pike; thence with the margin of the same, westerly 80 feet to the point of beginning.
Being part of the property conveyed to Hickory Bend Construction Company, Inc., by deed from Randall Phillips Builders, Inc., as of record in Book 3345, page 443, said Register's Office.
This conveyance is made subject to the restructions recorded in Book 3341, page 265; and to the easements and limitations shown on the Map of record in Book 3300, page 38, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estates, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And HICKORY BEND CONSTRUCTION CO., INC., does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for the 1962 taxes which have been prorated and assumed by the GRANTEES.

And HICKORY BEND CONSTRUCTION CO., INC., does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said James H. Taylor and wife, Eron Roberts Taylor, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever 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: HICKORY BEND CONSTRUCTION CO., INC., has hereby caused this instrument to be executed by its duly authorized officer this 22nd day of June, 1962.

HICKORY BEND CONSTRUCTION CO., INC.
BY: Randall Phillips
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary R. Coates, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the HICKORY BEND CONSTRUCTION CO., INC., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Davidson County, this the 22nd day of June, 1962.

My commission expires Oct 20, 1965

Mary R. Coates
Notary Public

13,700.00

WARRANTY DEED

FROM
HICKORY BEND CONSTRUCTION CO., INC.

TO
JAMES H. TAYLOR, ET UX

(Murphree Mortgage Company)

7125

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of JUN A.D. 1962 at 2:42 o'clock P.M.
Noted in Book 1012 Page 321
Recording Fee $2.00
JAMES P. WILSON, Register
By Deputy Reg.



K 65