BK 3402

WHEREAS, a cause has been filed in the Chancery Court at Nashville, Tennessee, in the style of Nashville Breeko Block Company vs. S. D. Harrison Company, Inc., et al under Rule No. 82879, which cause has been sustained as a General Creditor's Bill; and

WHEREAS, by decree of record in Minute Book 186, page 420, entered February 23, 1961, A. P. Ottarson, Jr., was appointed Receiver for S. D. Harrison Company, Inc.; and

WHEREAS, a plan for the sale of certain properties of S. D. Harrison Company, Inc., and for the improvement and completion of certain other properties was filed in said Chancery Court on the 10th day of March, 1961, and was approved by said Court, as shown by decree of record in Minute Book 186, page 457, of said Court; and

WHEREAS, a petition was filed in keeping with said plan by Dobson & Johnson, Inc., for the approval of the sale of certain houses and lots on the 28th day of March, 1961; and

WHEREAS, said petition was approved by the Court and certain properties were ordered sold in keeping with said petition, as shown by decree of record in Minute Book 188, page 159, of said Court; and

WHEREAS, therefore, the undersigned Dobson & Johnson, Inc., and the Receiver, A. P. Ottarson, Jr., were authorized by said decree to convey the property hereinafter described unto ROSE VIRGINIA WAY for purchase price of $13,750.00, said tract of land being described hereinafter.

NOW, THEREFORE, for and in consideration of the sum of $13,750.00, in hand paid, the receipt of which is hereby acknowledged and for the prupose of carrying out the terms of said Decree, we, the undersigned, DOBSON & JOHNSON, INC., and A. P. Ottarson, Jr., Receiver as aforesaid, have bargained and sold and by these present do transfer and convey unto the said ROSE VIRGINIA WAY, her heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 275 on the Plan of Fortland Park, Section Three, of record in Book 2900, page 61, Register's Office for Davidson County, Tennessee. Said Lot No. 275 fronts 85 feet on the northerly side of Fortland Drive and runs back between lines 273.0 feet on the westerly line and 245 feet on the easterly line to a dead line in the rear on which it measures 147.6 feet.
> Being the same property conveyed to DOBSON & JOHNSON, INC., by deed from Albert W. Johnson, Trustee, of record in Book 3185, page 307, said Register's Office.

Said property above described is conveyed subject to restrictive covenants of record in Book 1788, page 445 and in Book 2997, page 394, and subject to all matters shown on the recorded plan of record in Book 2900, page 61, said Register's Office.

TO HAVE AND TO HOLD the said tract of land with the appurtenances, estate, title and interest thereto belonging to the said ROSE VIRGINIA WAY, her heirs and assigns forever.

And the said Dobson & Johnson, Inc., and A. P. Ottarson, Jr., Receiver, aforesaid, do covenant with the said ROSE VIRGINIA WAY, that they were authorized to convey said land in fee simple and that they have a right to convey it, free and clear of all liens or claims, as is shown by the decree of record in Minute Book 188, page 159 of said Chancery Court.

And Dobson & Johnson, Inc., and A. P. Ottarson, Jr., Receiver as aforesaid, do further covenant and bind their successors and representatives to warrant and forever defend the title to the said land to the said ROSE VIRGINIA WAY, her heirs-and assigns, against the lawful claims of all person, whomsoever, but only to the extent as being authorized by the decree of record in Minute Book 188, page 159 of said Chancery Court and no further or otherwise.

Mutual Mortgage and Insurance Corporation, pursuant to Item 18 of said restrictive covenants of record in Book 2997, page 394, said Register's Office, joines in this instrument by its duly authorized officer to consent to the within sale.

WITNESS our hands this 18th day of June, 1962.

DOBSON & JOHNSON, INC.

Attest: ✓ Thelma Neal Vardell
Thelma Neal Vardell, Secretary

By: ✓ Albert W. Johnson
Albert W. Johnson
Executive Vice-President

MUTUAL MORTGAGE AND INSURANCE CORPORATION

By: ✓ Albert W. Johnson
Albert W. Johnson
Executive Vice-President

A. P. Ottarson, Jr.
Receiver

PG 79