BK 3403

WARRANTY DEED — Form 1001 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100----------DOLLARS

Cash paid in hand by Arthur L. Clendenon and wife, Annie S. Clendenon and other good and valuable consideration receipt of which is hereby acknowledged,

UNA MANOR HOMES, INC.

has ~~have~~ bargained and sold, and by these presents ~~do~~ does transfer and convey unto the said Arthur L. Clendenon and wife, Annie S. Clendenon

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. 1 on the Plan of Una Manor, Section One, of record in Book 2854, page 83, Register's Office for said County.

Beginning at a concrete monument at the west margin of Franklin Limestone Road, opposite a turn into Forges Drive; thence with the margin of said Road, northerly 217 feet to a concrete monument; thence westerly 154.5 feet to a concrete monument; thence southerly 253 feet to the north margin of Forges Drive; thence with the margin of the same, easterly 165 feet to a concrete monument at the beginning of a turn; thence around said turn, northeasterly 39.3 feet to the point of beginning.

Being part of the property conveyed to Una Manor Homes, Inc., by deed from B. M. Smith and wife, of record in Book 2998, page 439, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1036, page 116, and in Book 1036, page 276 and in Book 3000, page 406; and to the easements and limitations shown on the Map of record in Book 2854, page 83, 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 Arthur L. Clendenon and wife, Annie S. Clendenon their heirs and assigns, forever.

And Una Manor Homes, Inc., does ~~do~~ covenant with the said Arthur L. Clendenon and wife, Annie S. Clendenon 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 taxes for 1962 which are prorated and assumed by the grantees herein.

And Una Manor Homes, Inc., does do further covenant and bind itself, its ~~heirs and representatives,~~ successors and assigns to warrant and forever defend the title to the said land to the said Arthur L. Clendenon & wife, Annie S. Clendenon their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Una Manor Homes, Inc., has hereby caured this instrument to ~~Witness hand this day of~~ be executed by its duly authorized officers this 29th day of June, 1962

UNA MANOR HOMES, INC.

ATTEST: Margaret T. Wilson
Secretary

BY: Howard Y. Gibbs
President

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor, 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 _____ day of _____, 19____

Commission expires _____

Notary Public

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