BK 3403

WARRANTY DEED

For and in consideration of the sum of - - - - - - - - -$10.00- - - - - - - - - - - - - - - - - -

- - - - - - - - - - - - - - - -$Ten and No/100- - - - - - - - - - - - - - - - - DOLLARS

and other good and valuable considerations, cash in hand paid by Noble V. Blackwell, and wife, Katie Y. Blackwell, the receipt of all of which is hereby acknowledged.

TOWNHOUSE, INC., has bargained and sold, and by these presents do transfer and convey unto the said Noble V. Blackwell and wife, Katie Y. Blackwell

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of North Fourth Street, at the corner of Lots Nos. 1 and 2 on said plan; thence with the line between said lots, easterly 158.80 feet to the westerly margin of an alley; thence with said alley, southerly 8.41 feet to a point at the beginning of a curve; thence around said curve, southwesterly 31 feet to a point in the northerly margin of Marina Street; thence with the margin of the same, westerly 113.71 feet to the beginning of a curve; thence around said curve, northwesterly 39.76 feet to a point in the easterly margin of North Fourth Street; thence with the margin of the same, northerly 5.64 feet to the point of beginning.

Being part of the property conveyed to Townhouse, Inc., a Tennessee Corporation, by deed from Hardaway Construction Company, as of record in Book 3345, page 361, said Register's Office.

This conveyance is made subject to restrictions recorded December 15, 1961, in Book 3314, page 419; restrictions recorded March 22, 1962, in Book 3368, page 23; and restrictions recorded May 9, 1962, in Book 3375, page 261, 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 Noble V. Blackwell and wife, Katie Y. Blackwell their heirs and assigns, forever.

And it does covenant with the said Noble V. Blackwell and wife, Katie Y. Blackwell 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.

And TOWNHOUSE, INC. does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Noble V. Blackwell and wife, Katie Y. Blackwell their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Townhouse, Inc., has caused this instrument to be executed by its duly authorized officers this the 3rd day of July, 1962.

ATTEST:

By: Floyd Adkisson, Vice-President

TOWNHOUSE, INC.

By: L. H. Hardaway, President

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