K 3404

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Nine Hundred Fifty and No/100 ---
----------($11,950.00) ----------DOLLARS
Cash in hand paid by J. D. Waller and wife, Juanita D. Waller, the receipt of which is hereby acknowledged,

BANNER CONSTRUCTION COMPANY,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said J. D. Waller and wife, Juanita D. Waller 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. 3 on the Plan of Hagan Homesites, of record in Book 3106, page 40, Register's Office for said County.

Said Lot No. 3 fronts 70 feet on the northerly side of Lyle Avenue and runs back 182.8 feet on the westerly line and 179.2 feet on the easterly line to a dead line, measuring 70.1 feet thereon.

Being the same property conveyed to Banner Construction Company, a Tennessee Corporation, by deed from W. L. Hagan and wife, Viola Hagan, of record in Book 3347, page 185, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said J. D. Waller and wife, Juanita D. Waller their heirs and assigns, forever.

And it does do covenant with the said J. D. Waller and wife, Juanita D. Waller 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 1962 taxes which have been prorated and are hereby assumed by the purchasers.

And Banner Construction Company do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said J. D. Waller and wife, Juanita D. Waller, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF BANNER CONSTRUCTION COMPANY, a Corporation aforesaid, has caused this instrument to be executed by its duly authorized officer on this 9th day of July 1962.

BANNER CONSTRUCTION COMPANY

By: Charles L. Morris
Charles L. Morris, President

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