K 3428

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WARRANTY DEED

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by Eugene Stanley Ritter and wife, Gene Francis Ritter 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;

Lot No. 22 on the Plan of Hickory Bend, Section I, as of record in Book 3300, [illegible], Register's Office for said County.

Beginning at a point in the north margin of Cloverwood Drive, at the corner of Lots [illegible]; thence west along said Drive, 77 feet to a monument; thence around a curve, [illegible] feet to a monument in the east margin of Hickory Bend Drive; thence [illegible] said Drive, 97 feet to a corner of Lot No. 23; thence east along the line between Lots No. 23 and 24, 202 feet to a corner of Lot No. 21; thence south along the line between Lots Nos. 21 and 22, 112 feet to the point of beginning.

Being the same property conveyed to Hickory Bend Construction Co., Inc., a Tennessee [illegible], by deed from Larenwood, Inc., as of record in Book 3372, page 78, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3341, page 262; and to [illegible] and limitation shown on the Map of record in Book 3300, Page 36, RODC.

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 Eugene Stanley Ritter and wife, Gene Francis Ritter, 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 2nd day of [illegible], 196[illegible].

HICKORY BEND CONSTRUCTION CO., INC.

BY: [signature]
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [illegible], 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 2nd day of [illegible], 196[illegible].

My commission expires [illegible]

[signature]
Notary Public

16,780.00

WARRANTY DEED

FROM

HICKORY BEND CONSTRUCTION CO., INC.

TO

EUGENE STANLEY RITTER, ET UX

(Murphree Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 4th
of Aug 1962
at 2:13 o'clock P.M.
Noted in Book 1822 Page 458
Recorded in Book [illegible] Page [illegible]
Recording Fee $3.00
JAMES P. WILSON, Register
By [signature] Deputy Reg.



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