BK 3430

336 Book 3430 Page 336

# WARRANTY DEED

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by Thomas E. Robertson and wife, Julia E. Robertson 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 into 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:

Being Lot No. 1 on the Plan of Hickory Bend, Section I, of record in Book 3300, page 38, Register's Office for said County.

Beginning at a point in the south margin of Stewarts Ferry Pike at the corner of Lots No. 1 and 2; thence with the line between said lots, southerly 112 feet to a corner of Lot No. 23; thence with the line between Lots No. 2 and 23, westerly 102 feet to the east margin of Hickory Bend Drive; thence with the margin of the same, northerly 87 feet to the beginning of a curve; thence around said curve, northeasterly 39.3 feet to the south margin of Stewarts Ferry Pike; thence with the margin of the same, easterly 77 feet to the point of beginning.

Being part of the property conveyed to Hickory Bend Construction Co., Inc., by deed from Larchwood, Inc., of record in Book 3374, page 426, said Register's Office. This conveyance is made subject to the restrictions recorded in Book 3341, page 265; and to the easements and limitations shown on the Map of record in Book 3300, page 38, Register's Office for said County.

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 Thomas E. Robertson and wife, Julia E. Robertson, 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 16th day of August, 1962.

HICKORY BEND CONSTRUCTION CO., INC.

BY Randall Phillips
Randall Phillips, President

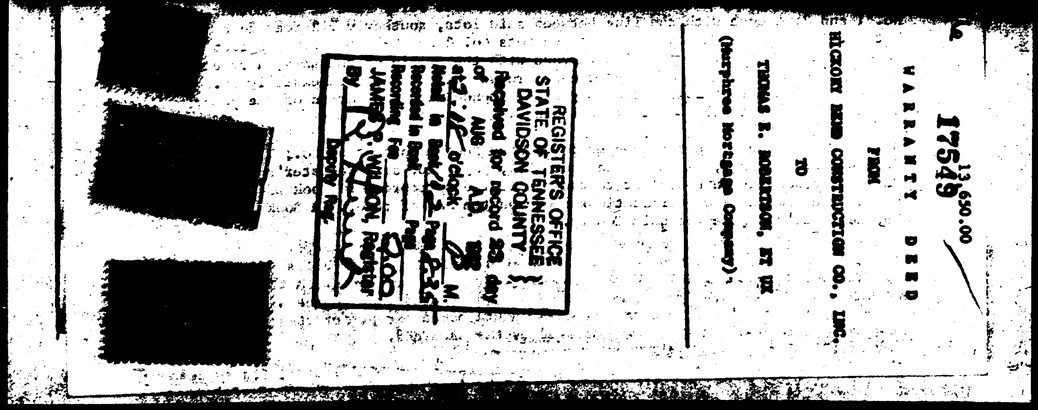
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary R. Coates, 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 16th day of August, 1962.

My commission expires Oct 20, 1965

Mary R. Coates
Notary Public




17549 $13,650.00

WARRANTY DEED

FROM

HICKORY BEND CONSTRUCTION CO., INC.

TO

THOMAS E. ROBERTSON, ET UX

(Mortgage Mortgage Company)

BK 3430 PG 336