BK 3431

WARRANTY DEED

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by J. Forrest Thompson and wife, Eunice W. Thompson 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;

Being Lot No. 13 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 88 feet on the north side of Cloverwood Drive and runs back 167.3 feet on the west line and 95 feet on the east line to a dead line in the rear, which is a broken line, on which it measures 138.9 feet.

Being part of the property conveyed to Hickory Bend Construction Company, Inc., by deed from Randall Phillips Builders, Inc., as of record in Book 3345, page 443, 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 J. Forrest Thompson and wife, Eunice W. Thompson, 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 24th day of August, 1962.

HICKORY BEND CONSTRUCTION CO., INC.

BY: Randall Phillips

Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary C. Boatwright, 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 24th day of August, 1962.

My commission expires Oct 27, 1962

Mary C. Boatwright
Notary Public

$13,900.00

18189

WARRANTY DEED

FROM

HICKORY BEND CONSTRUCTION CO., INC.

TO

J. FORREST THOMPSON, ET UX

(Murphree Mortgage Co.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record 28 day of AUG A.D. 1962 at 11:15 o'clock A.M.
Noted in Book 1123 Page 74
Recorded in Book 3431 Page 123
Recording Fee 1.50
JAMES P. WATSON, Register
By Deputy Reg.

BK 3431 PG 123