BK 3431

376

WARRANTY DEED

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by Sam W. Richards and wife, Dezorine C. Richards 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. 46 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 75 feet on the northerly side of Cloverwood Drive, and runs back 133.5 feet on the easterly line and 147.8 feet on the westerly line, to a dead line in the rear on which it measures 76.6 feet.

Being part of the property conveyed to Hickory Bend Construction Co., a Tennessee Corporation, by deed from Larchwood, Inc., 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 Sam W. Richards and wife, Dezorine C. Richards, 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 3rd day of August, 1962.

HICKORY BEND CONSTRUCTION CO., INC.

BY: Randall Phillips

Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary [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 3rd day of August, 1962.

My commission expires [illegible]

Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 30 day of AUG A.D. 1962 at 1:20 o'clock P M
Noted in Book 10 Page 41
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES R. WILSON, Register
By [illegible] Deputy Reg.

SAM W. RICHARDS, ET UX
TO
HICKORY BEND CONSTRUCTION CO., INC.
WARRANTY DEED
13,875.00
(Murphree Mortgage Company)

208
$2.75
STATE TAX
PROBATE
TOTAL
AUG 11 1962
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
18777

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of AUG A.D. 1962 at 2:00 o'clock P M
Noted in Book [illegible] Page [illegible]
Recorded in Book [illegible] Page [illegible]
Recording Fee $2.00
JAMES R. WILSON, Register
By [illegible] Deputy Reg.

TO 15267

BK 3431 PG 376