BK 3431

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10,750.00 ----------
Ten Thousand, Seven Hundred Fifty and No/100 ---------- DOLLARS
Cash in hand paid by HOMER W. RODRIGUEZ AND WIFE, MARTHA E. RODRIGUEZ, the receipt of which is hereby acknowledged,

HERMITAGE HOMES, INC.,
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 Homer W. Rodriguez and wife, Martha E. Rodriguez 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. 45 on the Plan of Goodrich Heights, as of record in Book 2663, page 60, Register's Office for said County.

Said Lot fronts 45.94 feet on the south side of Rich Court and runs back 141.2 feet on the west line and 117.5 feet on the east line to a dead line in the rear on which it measures 185 feet.

Being part of the property conveyed to Hermitage Homes, Inc., a Tennessee Corporation, by deed from W. E. Higginbotham and wife, as of record in Book 2748, page 185, said Register's Office.

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 HOMER W. RODRIGUEZ AND WIFE, MARTHA E. RODRIGUEZ their heirs and assigns, forever.

And it does/do covenant with the said HOMER W. RODRIGUEZ AND WIFE, MARTHA E. RODRIGUEZ 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 HERMITAGE HOMES, INC. 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 HOMER W. RODRIGUEZ AND WIFE, MARTHA E. RODRIGUEZ their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HERMITAGE HOMES, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 24th day of August, 1962.

HERMITAGE HOMES, INC.

By: Robert T. Coleman
Robert T. Coleman, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named ...

the bargainor..., with whom I am personally acquainted, and who acknowledged that ... executed the within instrument for the purposes therein contained. Witness my hand and official seal at ..., Tennessee, this ... day of ..., 19...

Commission expires ...

Notary Public

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