K 3433

WARRANTY DEED

For and in consideration of the sum of ($10.00)
- - - - - - - - - - - - - - - - - TEN AND NO/100 - - - - - - - - - - - - - *DOLLARS*

cash in hand paid and other good and valuable considerations, paid by the grantees, the receipt of which is hereby acknowledged,

Union Trust Company, a Tennessee Corporation, existing under the laws of the State of Tennessee, and Walter Batey,

have bargained and sold, and by these presents do transfer and convey unto the said Robert H. Hiatt and wife, Laura Susan Hiatt, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 13 on the Plan of Meadow Rose Park Subdivision, Section 2, as of record in book 2083, page 87, Register's Office for said County.

Said lot No. 13 fronts 102.02 feet on the easterly side of Meadow Rose Drive and runs back between lines 152.92 feet on the northerly line and 161.70 feet on the southerly line to a dead line in the rear, and measures 100 feet on said dead line.

Being the same real property conveyed to Union Trust Company and Walter Baty, by deed from Ivan L. Brown and wife, dated July 3, 1962, filed July 24, 1962, and recorded in book 3406, page 21, said Register's Office.

This conveyance is made subject to restrictions of record in book 2196, page 221, said Register's Office, and, also in book 2275, page 305, Register's Office for Davidson County, Tennessee, and ten-foot easement for public utility purposes, 40-foot building setback line from Meadow Rose Drive, and conditions of owners certificate, as shown on plan of record in book 2083, page 87, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert H. Hiatt and wife, Laura Susan Hiatt, their

heirs and assigns, forever.

And the grantors *do covenant with the said* Robert H. Hiatt and wife, Laura Susan Hiatt,

that they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for the 1962 State and County taxes, which have been pro-rated and assumed by the grantees herein.

And Union Trust Company, a Tennessee Corporation and Walter Batey

do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Robert H. Hiatt and wife, Laura Susan Hiatt,

their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness hand *this* 4th *day of* September, *19* 62, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Walter Batey

UNION TRUST COMPANY, INC.

ATTEST: Hugh D. Bradley
Secretary

BY: Everett H. Covington, Jr.
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

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.....

the within named 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*.....

.....
Notary Public

Commission expires .....

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