K 3434

For and in consideration of ($10.00) ... Ten and No/100----Dollars, cash in hand paid by PAUL L. DUKE AND WIFE, MINNIE DUKE 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. 124 ON THE PLAN OF HICKORY BEND, SECTION 1, AS OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.
SAID LOT NO. 124 FRONTS 97 FEET ON THE EAST SIDE OF PACES FERRY DRIVE, AND RUNS BACK 135 FEET ON THE NORTH LINE AND 105.7 FEET ON THE SOUTH LINE, TO A BEAD LINE IN THE REAR ON WHICH IT MEASURES 88 FEET.
BEING PART OF THE PROPERTY CONVEYED TO HICKORY BEND CONSTRUCTION CO., INC., BY DEED FROM LARCHWOOD, INC., AS OF RECORD IN BOOK 3403, PAGE 62, 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 PAUL L. DUKE AND WIFE, MINNIE DUKE, 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 20TH day of SEPTEMBER, 1962.

HICKORY BEND CONSTRUCTION CO., INC.

BY: Randall Phillips
Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, C. A. BUCHMAN, 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 20TH day of SEPTEMBER, 1962.

My commission expires MAY 27, 1964

C. A. Buchman
Notary Public

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 21 day of SEP A.D. 1962 at 12:21 o'clock P M.
Noted in Book 1111 Page 209
Recorded in Book ____ Page ____
Recording Fee $2.00
By Kathryn Wright, Register
Deputy Reg.

WARRANTY DEED
FROM
82464
HICKORY BEND CONSTRUCTION CO. INC
TO
PAUL L. DUKE & WIFE, MINNIE DUKE
(HARPETREE MORTGAGE COMPANY)

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