K 3435

WARRANTY DEED

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by Ernest L. Shoemake, Jr. & wife, Mary M. Shoemake 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. 121 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 80 feet on the east side of Paces Ferry Drive and runs back 188 feet on the north line and 203.59 feet on the south line to a dead line in the rear on which it measures 81.4 feet.

Being part of the property conveyed to Hickory Bend Construction Co., Inc., a Tennessee Corporation, 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 real 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 unincumbered except for the 196 2 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 Ernest L. Shoemake, Jr., and wife, Mary M. Shoemake 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 26th day of September, 1962.

HICKORY BEND CONSTRUCTION CO., INC.

BY Randall Phillips

Randall Phillips, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, [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 26th day of September, 1962.

My commission expires 5-27-64

Notary Public

$13,125.00

WARRANTY DEED

FROM

HICKORY BEND CONSTRUCTION CO., INC.,

TO

ERNEST L. SHOEMAKE, JR., ET UX

(Mail tax notices to: Ernest L. Shoemake, Jr., 2323 Paces Ferry Drive, Nashville, Tennessee)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of SEP A.D. 1962 at 1:52 o'clock P.M.
Noted in Book 03 Page 227
Recorded in Book Page
Recording Fee $2.00
[illegible], Register
By

K 3435

G 403