K 3459

WARRANTY DEED

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by Rolly Edward Thompson and wife, Betty Jo Thompson 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. 120 on the Plan of Hickory Bend Section I, of record in Book 3300, page 38, Register's Office for said County.

Said Lot No. 120 fronts 80.7 feet on the east side of Paces Ferry Drive and extends back 172 feet on the north line and 188 feet on the south line to a dead line in the rear on which it measures 85 feet.

Being part of the property conveyed to Hickory Bend Construction Co., by deed from Larchwood, Inc., 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 Rolly Edward Thompson and wife, Betty Jo Thompson, 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 19th day of October, 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 19th day of October, 1962.

My commission expires 5-27-64

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

15,200.00

WARRANTY DEED

FROM 28140

HICKORY BEND CONSTRUCTION CO., INC.

TO

ROLLY EDWARD THOMPSON, ET UX

(Mortgage Company)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record Oct 23 1962
A.D. 1962 at 9:00 o'clock A.M.
Noted in Book 3403 Page 62
Recorded in Book 3403 Page 62
Recording Fee $2.00
Register
Deputy Reg.

G 67