K 3459

For and in consideration of ($10.00)... Ten and No/100----Dollars, cash in hand paid by RICHARD G. DAVIS AND WIFE, PATSY H. DAVIS 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. 72 ON THE PLAN OF HICKORY BEND, AS OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF CLOVERWOOD DRIVE AT THE CORNER OF LOTS 71 AND 72; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTERLY 84 FEET TO A CORNER OF LOT 73; THENCE WITH THE LINE BETWEEN LOTS 72 AND 73, EASTERLY 131.6 FEET TO THE WEST MARGIN OF PACES FERRY DRIVE; THENCE WITH THE MARGIN OF THE SAME, NORTHERLY 102 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHWESTERLY 44.1 FEET TO THE SOUTHERLY MARGIN OF CLOVERWOOD DRIVE; THENCE WITH THE MARGIN OF THE SAME, SOUTHWESTERLY 131.2 FEET TO THE POINT OF BEGINNING.

BEING PART OF THE PROPERTY CONVEYED TO HICKORY BEND CONSTRUCTION CO., INC., A TENNESSEE COROPORATION, 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 OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE.

To have and to hold the said tract of 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 RICHARD G. DAVIS AND WIFE, PATSY H. DAVIS, 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 22ND 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 22ND day of OCTOBER, 1962.

My commission expires 5-27-64

Notary Public

WARRANTY DEED
FROM HICKORY BEND CONSTRUCTION
TO RICHARD G. DAVIS, ET UX
(HUMPHREE MORTGAGE CO.)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 25 day of OCT A.D. 1962 at 2:14 P.M.
Noted in Book 1678 Page 476
Recorded in Book ___ Page ___
Recording Fee $2.30
Register
Deputy Reg.

G 253