K 3462

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ----------------$10.00----------------------------
----------------------Ten and no/100---------------------------DOLLARS
and other good and valuable considerations, cash in hand paid by James C. Rivers and wife, Mattie M. Rivers, the receipt of all of which is hereby acknowledged.

Townhouse, Inc.
has ~~xhave~~ bargained and sold, and by these presents do transfer and convey unto the said James C. Rivers and wife, Mattie M. Rivers
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of Village Manor, of record in Book 3300, page 55, Register's Office for said County.
Said Lot No. 46 fronts 22.64 feet on the westerly side of North Fifth Street and extends back 126.63 feet on the north line and 117.24 feet on the south line to the easterly margin of an alley in the rear on which it measures 21.23 feet.
Being part of the property conveyed to Townhouse, Inc., by deed from The Nashville Housing Authority, of record in Book 3405, page 462, said Register's Office.

This conveyance is made subject to restrictions filed for record March 22, 1962 in Book 3368, page 23; restrictions filed for record May 9, 1962 in Book 3375, page 261; and restrictions filed for record July 20, 1962 in Book 3405, page 462, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James C. Rivers and wife, Mattie M. Rivers their heirs and assigns, forever.

And it does ~~do~~ covenant with the said James C. Rivers and wife Mattie M. Rivers that it is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And Townhouse, Inc. does ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said James C. Rivers and wife, Mattie M. Rivers their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Townhouse, Inc. has hereby caused this instrument to be executed by its duly authorised officers this the 13th day of November, 1962.

ATTEST: TOWNHOUSE, INC.

By: Floyd Adkisson By: L. H. Hardaway

Floyd Adkisson, Vice-President L. H. Hardaway, President

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