K 3463

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00

----------TEN AND NO/100---------- DOLLARS

Cash paid in hand by William E. Ellis, Jr. and wife, Lucille M. Ellis, and other good and valuable consideration receipt of which is hereby acknowledged;

HICKORY BEND CONSTRUCTION CO., INC.

~~has~~ does ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said William E. Ellis, Jr. and wife, Lucille M. Ellis 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. 35 on the Plan of Hickory Bend, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 64.1 feet on the north side of Cloverwood Drive and runs back 117 feet on the east line and 198.6 feet on the west line to a dead line in the rear on which it measures 118.4 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 3399, page 14, 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, estate, title and interest thereto belonging to the said William E. Ellis, Jr. and wife, Lucille M. Ellis their heirs and assigns, forever.

And Hickory Bend Construction Co., Inc., does ~~do~~ covenant with the said William E. Ellis, Jr. and wife, Lucille M. Ellis 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, except taxes for 1962 which are prorated and assumed by the grantees herein.

And Hickory Bend Construction Co., Inc., does do further covenant and bind itself, its successors and assigns ~~heirs and representatives~~, to warrant and forever defend the title to the said land to the said William E. Ellis, Jr. and wife, Lucille M. Ellis their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hickory Bend Construction Co., Inc., does hereby cause this ~~Witness the hand~~ instrument to be executed by its duly authorized officer this 13th day of November 19 this day of 1962.

HICKORY BEND CONSTRUCTION CO., INC.

BY: Randall Phillips

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ... a Notary Public in and for said County and State, the within named .....

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the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained. Witness my hand and official seal at .....

....., Tennessee, this ..... day of ....., 19.....

Commission expires ..... Notary Public

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