BK 3464

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 Johnny Vernon Hart and wife, Carolyn W. Hart and other good and valuable consideration receipt of which is hereby acknowledged;

FIELDCREST, INC.

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said Johnny Vernon Hart and wife, Carolyn W. Hart 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. 175 on the Plan of Gatewood, Section I, as of record in Book 3300, pages 47 to 52, both inclusive.
Said Lot No. 175 fronts 90 feet on the west side of Marita Avenue, and extends back 154 feet on the north line and 158 feet on the south line, to a dead line in the rear on which it measures 90 feet.
Being part of the property conveyed to Fieldcrest, Inc., by deed from Gatewood Development Company, Inc., as of record in Book 3404, page 423, said Register's Office.
This conveyance is made subject to the restrictions recorded in Book 3370, page 121, as amended in Book 3398, page 438; and to the easements and limitation shown on the Map of record in Book 3300, pages 47 to 52, both inclusive.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Johnny Vernon Hart and wife, Carolyn W. Hart their heirs and assigns, forever.

And Fieldcrest, Inc., does ~~do~~ covenant with the said Johnny Vernon Hart and wife, Carolyn W. Hart 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 Fieldcrest, 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 Johnny Vernon Hart and wife, Carolyn W. Hart their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, ~~Witness my hand this day of~~ Fieldcrest, Inc. has hereby caused this instrument to be executed by its duly authorized officer this 27th day of November, 1962.

FIELDCREST, INC.

BY: [signature]

STATE OF TENNESSEE
DAVIDSON COUNTY

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

... 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

TENNESSEE TITLE COMPANY

PG 627