K 3466

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 James B. Donovan, Jr. and wife, Jennie Bell Donovan and other good and valuable consideration receipt of which is hereby acknowledged;

HICKORY BEND CONSTRUCTION COMPANY, INC.

has/~~have~~ bargained and sold, and by these presents does/~~do~~ transfer and convey unto the said James B. Donovan, Jr. and wife, Jennie Bell Donovan 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. 28 on the plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 75 feet on the southerly side of Cloverwood Drive and runs back 196.26 feet on the westerly line and 179.17 feet on the easterly line to a dead line in the rear on which it measures 76.9 feet.

Being part of the property conveyed to Hickory Bend Construction Company, Inc., by deed from Randall Phillips, Inc., as of record in Book 3345, page 443, 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 James B. Donovan, Jr. and wife, Jennie Bell Donovan their heirs and assigns, forever.

And Hickory Bend Construction Company, Inc., does/~~do~~ covenant with the said James B. Donovan, Jr. and wife, Jennie Bell Donovan 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 of 1962 which are prorated and assumed by the grantees herein.

And Hickory Bend Construction Company, Inc., does/~~do~~ further covenant and bind itself, its/~~heirs and representatives~~ successors and assigns, to warrant and forever defend the title to the said land to the said James B. Donovan, Jr. and wife, Jennie Bell Donovan their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Hickory Bend Construction Company, Inc. has hereby caused this instrument to be executed by its duly authorized officer this 11th day of December, 1962.

Witness hand this ____ day of ____, 19____

HICKORY BEND CONSTRUCTION COMPANY, 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 ____

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 137