K 3498

For and in consideration of ...10.00------TEN AND NO/100--------Dollars cash in hand paid by EDGAR A. PURYEAR AND WIFE, TALLIES PURYEAR, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, ...HICKORY BEND CONSTRUCTION CO., INC...., hereinafter referred to as the GRANTOR, 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. 26 ON THE PLAN OF HICKORY BEND, SECTION 1, AS OF RECORD IN BOOK 3300, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 26 FRONTS 75 FEET ON THE SOUTH SIDE OF CLOVERWOOD DRIVE, AND EXTENDS BACK 137.46 FEET ON THE WEST LINE AND 174.04 FEET ON THE EAST LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 83.4 FEET.

BEING PART OF THE PROPERTY CONVEYED TO HICKORY BEND CONSTRUCTION COMPANY, INC., BY DEED FROM RANDALL PHILLIPS BUILDERS, 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 RECORDS 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 GRANTEES, their heirs and assigns, forever. And the GRANTOR 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 196.2.. taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, 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 the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this ..21st.. day of ...DECEMBER....., 1962....

HICKORY BEND CONSTRUCTION CO. INC.,

BY Randall Phillips

RANDALL PHILLIPS TITLE PRESIDENT

STATE OF TENNESSEE.
COUNTY OF DAVIDSON

Before me, ...MARY R. COATES....., 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 ..... HICKORY BEND CONSTRUCTION CO., INC. by himself as.....PRESIDENT.....

Witness my hand and seal, at...NASHVILLE, TENNESSEE this the 21ST.. day of...DECEMBER..... 196.2.

My commission expires ..OCTOBER 20, 1965.....

Mary R. Coates
Notary Public
MARY R. COATES

13910.

Warranty Deed
From Hickory Bend Const. Co. Inc.
To E. A. Puryear et ux

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 28 day of DEC A.D. 1962 at 1:11 o'clock P.M.
Noted in Book 42 Page 279
Recorded in Book 42 Page 279
Recording Fee $2.00
Fee $2.00 Millard F. Rogers Register
By Emily Lewis Deputy Reg.

Compliments of
MURPHREE MORTGAGE COMPANY

G 179