K 3499

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and no/100----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations the receipt of which is hereby acknowledged,

Hallmark Construction Company, a Tennessee Corporation, has bargained and sold, and by these presents do transfer and convey unto the said Byron A. Dudley and wife, Mildred Inez Dudley 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. 105 on the Plan of Candlestick Farms, Section One, as of record in Book 3300, page 56, Register's Office for said County.

Said Lot No. 105 fronts 90 feet on the east side of Edmondson Pike and runs back 167 feet on its north line and 152.1 feet on its south line to an irregular dead line in the rear, as shown on said recorded plan.

Being part of the same property conveyed to Hallmark Construction Company, by deed from B. F. Hill and wife, Irene Greer Hill, of record in Book 3339, page 479, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Byron A. Dudley and wife, Mildred Inez Dudley their heirs and assigns, forever.

And it do covenant with the said Byron A. Dudley and wife, Mildred Inez Dudley 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 Hallmark Construction Company, do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Byron A. Dudley and wife, Mildred Inez Dudley their heirs and assigns against the lawful claims of all persons, whomsoever.

In Witness whereof, Hallmark Construction Company, a Tennessee Corporation, has caused this instrument to be executed by its duly authorized officer this the 4th day of January, 1963

HALLMARK CONSTRUCTION COMPANY,

By Charles L. Morris

Charles L. Morris, President

G 315