K 3499

For and in consideration of ($10.00)----Ten and No/100----------cash in hand paid by Harold M. James and wife, Joy Rochelle James, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, The Kennedy Corporation, 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:

Land in Davidson County, Tennessee, being Lot No. 566 on the Plan of Caldwell Hall Section Fourteen, of record in Book 3300, Page 77, Register's Office for said County.

Beginning at a point in the north margin of Briarwood Drive at the common corner of Lots No. 565 and 566; thence westerly with said Drive, 97.31 feet to a concrete monument; thence leaving said Drive, North 27° 48' East 71.8 feet to a monument; thence North 0° 10' West 117.9 feet to a monument; thence North 4° 01' East 226.2 feet to a monument in the center line of the TVA easement; thence along the center line of said easement, South 38° 13' East 332 feet to the corner of Lots No. 565 and 566; thence southwesterly along the line of said Lots No. 566 and 565, 262.36 feet to the beginning.

Being part of the property conveyed to Kennedy Corp., a Tennessee Corporation, by deed from Andrew Ewing, Trustee, of record in Book 3436, Page 315, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 1788, Page 108, and Book 3433, Page 100, and Book 3436, Page 335; and to the easements and limitations shown on the map of record in Book 3300, Page 77, 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 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 7th day of January, 1963.

THE KENNEDY CORPORATION

BY ..... President TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James H. Brewer, a Notary Public of the State and County aforesaid, personally appeared Carl Batson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the The Kennedy Corporation 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 The Kennedy Corporation by himself as President.

Witness my hand and seal, at Nashville, Tennessee, this the 7th day of January, 196 3.

My commission expires 2-4-64

James H. Brewer
Notary Public

($14,800.00)

Warranty Deed

From 4239 THE KENNEDY CORPORATION

To HAROLD M. JAMES

Murphree Mortgage Company

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 10 day of JAN A.D. 1963 at 1:50 o'clock P.M.
Recorded in Book 2643 Page 343
Recording Fee $2.00
Register
Deputy Register

Compliments of
PHOENIX MORTGAGE

G 581