K 3501

WARRANTY DEED

FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of TEN and NO/100 ($10.00). . . . . DOLLARS

cash in hand paid, the receipt of which is hereby acknowledged,

HARDCASTLE DEVELOPERS, INC., A Tennessee Corporation

has bargained and sold, and by these presents do transfer and convey unto the said SADIE HITT HALL

her 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. 68, on the Plan of Beechwood Estates, Section III, Goodlettsville, Tennessee, and of record in Plat Book 3300, page 59, Register's Office for Davidson County, Tennessee.

SAID LOT NO. 68 fronts 75 feet on the southerly side of Rosehill Drive and runs back between lines 149.9 feet on the easterly line and 140.73 feet on the westerly line to a dead line in the rear, thereupon which it measures 114.6 feet thereon.

BEING a portion of the same property conveyed to HARDCASTLE DEVELOPERS, INC., by deed of record in Book 2906, page 291, and 2961, page 11, Register's Office for Davidson County, Tennessee.

THIS property is conveyed subject to building restrictions as of record in Book 3000, page 60, R.O.D.C., Tennessee.

NOTE: Release of Lien of Installment Deed, Mr. Ben E. Cunningham, and wife, Leona F. Cunningham, being the true and lawful holder and owner of the entire indebtedness described in and secured by lien retained in Installment Deed from us to Hardcastle Developers, Inc. of record in Book 2906, page 291, of the Register's Office for Davidson County, Tennessee, to which reference is here made and for a valuable consideration have in paid do hereby release and discharge said lien as to the aforementioned property being Lot No. 68 of Beechwood Estates, Section III, City of Goodlettsville, [illegible] FURTHER OTHERWISE.

NOTE: This property is conveyed subject to Public Utility easements and other easements of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SADIE HITT HALL her heirs and assigns, forever.

And it does do covenant with the said SADIE HITT HALL 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 it, HARDCASTLE DEVELOPERS, INC. 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 SADIE HITT HALL her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness its hand this 9th day of OCTOBER, 19 62

HARDCASTLE DEVELOPERS, INC.

BY: H. A. Swift - Vice President

ATTEST: Margaret Craig Swift - Secretary

Ben E. Cunningham

Leona F. Cunningham

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