K 3502

For and in consideration of $10.00-----TEN AND NO/100----------cash in hand paid by Jerry David Duggin, Unmarried , hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Hickory Bend Construction Company , 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. 118 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County, as follows:

Beginning at a point in the southerly margin of Cloverwood Drive at the corner of Lots 117 and 118; thence with the line between said lots, southerly 110 feet to the corner of Lot 119; thence with the line between Lots 118 and 119, westerly 115.2 feet to the east margin of Paces Ferry Drive; thence with the margin of the same, northerly 65.5 feet to the beginning of a curve; thence around said curve, northeasterly 36.6 feet to the southerly margin of Cloverwood Drive; thence with the margin of the same, easterly 82.6 feet to the point of beginning.

Being part of the property conveyed to Hickory Bend Construction Company, Inc., a Tennessee Corporation, by deed from Larchwood, Inc., in Book 3403, page 62, 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, said Register's Office.

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 1963 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 15th day of January , 1963 .

HICKORY BEND CONSTRUCTION COMPANY, INC.

BY Randall Phillips

Randall Phillips TITLE President

STATE OF Tennessee
COUNTY OF Davidson

Before me, [illegible], 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 Company, 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 Company, Inc. by himself as President

Witness my hand and seal, at Nashville, Tennessee this the 15th day of January 1963.

My commission expires Oct 20 1965

[illegible]
Notary Public

Warranty Deed

From 4160

HICKORY BEND CONSTRUCTION CO, INC

To

JERRY DAVID DUGGIN, UNMARRIED

(MURPHREE MORTGAGE COMPANY)

($13,200.00)

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 23 day of JAN A.D. 1963 at 12:36 o'clock P M
Noted in Book 4160 Page 325
Recorded in Book ___ Page ___
Recording Fee $2.00
By [illegible] Reg.

MOR[illegible]

K 268