BK 3506

For and in consideration of $10.00 TEN AND NO/100----------cash in hand paid by Max M. Wolke and wife, Judith H. Wolke, 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Hickory Bend, Section 1, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 66 feet on the southerly side of Truxton Court and runs back 190 feet more or less on the westerly line and 186.4 feet more or less on the easterly line to the approximate centerline of McCrory Creek on which it measures 105 feet more or less.

Being part of the property conveyed to Hickory Bend Construction Co., Inc. by deed from Larchwood, Inc., as of record in Book 3403, page 88, 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, 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 [illegible] 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 February, 196[illegible].

HICKORY BEND CONSTRUCTION CO., INC.

BY [illegible]

TITLE President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary K. 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 February 196[illegible].

My commission expires Oct 20, 1965

Notary Public

Warranty Deed

From HICKORY BEND CONSTRUCTION CO., IN

49941

To MAX M. WOLKE, ET UX

(MURPHREE MORTGAGE COMPANY)

($16,150.00)

REGISTER'S OFFICE OF TENNESSEE DAVIDSON CO. 25 day FEB 1965 o'clock M. Noted in Book [illegible] Page [illegible] Recorded in Book [illegible] Page [illegible] Recording Fee [illegible] Register

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