K 3534

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) - *DOLLARS*

cash in hand paid by James C. Stephens, Jr., and wife, Barbara Hudson Stephens, and other valuable and sufficient considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Manuel Construction Company, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office at Nashville, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* James C. Stephens, Jr., and wife, Barbara Hudson Stephens, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 64 on the Plan of Town Park Estates, as of record in book 3300, page 86, Register's Office of said County, described as follows: Beginning on the southerly margin of Southwind Drive, at the corner of Lots Nos. 64 and 65; thence with the line between said two lots, southerly 93.75 feet; thence south 60° 39' west 105.65 feet to the easterly margin of Melvin Jones Drive; thence with the same, northwesterly 108.06 feet to the beginning of a curve; thence around said curve, having a radius of 25 feet, northeasterly 41.10 feet to the southerly margin of Southwind Drive; thence with the same easterly 111.33 feet to the beginning. Being part of the real property conveyed to Manuel Construction Company, Inc., a Tennessee corporation, by deed from MEG Company, Inc., dated December 3, 1962, filed January 9, 1963, and recorded in book 3499, page 339, said Register's Office.

This conveyance is made subject to 10-foot easement for public utilities and drainage along the southerly line and 5-foot drainage easement along the easterly line of premises, anchor easement at the northeast corner, 30-foot building setback line from Southwind Drive and from Melvin Jones Drive, and conditions of owners certificate, as shown on plan of record in book 3300, page 86; and restrictive covenants contained in instrument of record in book 3400, page 120, as amended by instrument of record in book 3436, page 43, 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 James C. Stephens, Jr., and wife, Barbara Hudson Stephens, their *heirs and assigns, forever.*

And Manuel Construction Company, Inc., does ~~do~~ *covenant with the said* James C. Stephens, Jr., and wife, Barbara Hudson Stephens, *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 Manuel Construction Company, Inc., does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* James C. Stephens, Jr., and wife, Barbara Hudson Stephens, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 22 *day of* March, *19* 63, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Manuel Construction Company, Inc.

BY: [signature]
Martin Zeitlin, President

[redacted] *, a Notary Public in and* [redacted] *e,* ....

[redacted] *med bargainor , with whom I am personally acquainted, and who acknowledged that* .... *within instrument for the purposes therein contained.*

.... *Tennessee,*

my hand and official seal at ....

.... *day of* ...., *19* ....

.... *Notary Public*

expires ....

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