K 3535

For and in consideration of $10.00 TEN AND NO/100 DOLLARS cash in hand paid by JOHN T. MCNEAL AND WIFE, COLEEN TOMLIN MCNEAL, 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:

BEING LOT NO. 25, ON THE PLAN OF SECTION 1, HICKORY BEND, OF RECORD IN BOOK 3700, PAGE 38, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 25 FRONTS 85 FEET ON THE SOUTH SIDE OF CLOVERWOOD DRIVE AND EXTENDS BACK 96 FEET ON THE WESTERLY LINE AND 137.46 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 94.6 FEET.

BEING PART OF THE PROPERTY CONVEYED TO HICKORY BEND CONSTRUCTION COMPANY, INC., BY DEED FROM RANDALL PHILLIPS BUILDERS, INC., A TENNESSEE CORP., OF RECORD IN BOOK 3345, PAGE 443, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS IN BOOK 3341, PAGE 266; AND TO THE EASEMENTS AND LIMITATIONS SHOWN ON THE MAP OF RECORD IN BOOK 3700, 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 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 23 day of APRIL, 196 3.

HICKORY BEND CONSTRUCTION COMPANY INC.,
BY Randall Phillips
TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, MARY R. 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 23 day of APRIL 196 3.

My commission expires OCTOBER 20, 1965

Notary Public
MARY R. COATES

(15-560-00)

Warranty Deed

59715 From HICKORY BEND CONST., CO., INC.,

To JOHN T. MCNEAL, ETUX

MURPHREE MORTGAGE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 26 day of APR A.D. 1963 at 2:15 o'clock P.M.
Noted in Book 65 Page 774
Recorded in Book Page
Recording Fee $2.00
Register

of MORTGAGE

MURP

NA Branch

G 367