BK 3537

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of ----------------$10.00------------------------------
------------------------------Ten and no/100------------------------------ **DOLLARS**
and other good and valuable considerations, cash in hand paid by Benjamin F. Allen and wife, Margaret Allen, the receipt of all of which is hereby acknowledged.

Townhouse, Inc.
has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Benjamin F. Allen and wife, Margaret Allen
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. 41 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County.
Said lot fronts 18.33 feet on the west side of North 5th Street and runs back 135.41 feet on the north line and 133.61 feet on the south line to an alley in the rear on which it measures 18.38 feet.
Being part of the property conveyed to Townhouse, Inc., by deed from The Nashville Housing Authority, as of record in Book 3405, page 462, said Register's Office.

This conveyance is made subject to restrictions filed for record March 22, 1962, in Book 3368, page 23; in Book 3375, page 261, filed for record May 9, 1962, and in Book 3405, page 462, filed for record July 20, 1962, 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 Benjamin F. Allen and wife, Margaret Allen their **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Benjamin F. Allen and wife, Margaret Allen **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 Townhouse, 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** Benjamin F. Allen and wife, Margaret Allen their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF, Townhouse, Inc. has caused this instrument to be executed by its duly authorized officers this the 8th day of May, 1963.

ATTEST: TOWNHOUSE, INC.

By: *[signature]* By: *L. H. Hardaway Jr.*
Floyd Adkisson, Vice-President L. H. Hardaway, Jr., Sec. - Treasurer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ______________, **a Notary Public in and for said County and State, the within named** ______________

the bargainor____, **with whom I am personally acquainted, and who acknowledged that** ____ **executed the within instrument for the purposes therein contained.**

Witness my hand and official seal at office, this ______ **day of** ______, 19__

Commission expires ______________ **Notary Public**

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