K 3571

WARRANTY DEED

For and in consideration of the sum of FIVE and no/100 ($5.00) DOLLARS cash and other good and valuable considerations, the receipt of which are hereby acknowledged,

we, William F. Hardy, Jr. and wife, Billie Monroe Hardy, *have bargained and sold, and by these presents do transfer and convey unto the said* Doris Driggers Monroe, an unmarried person, all our right, title and interest in and to her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in DavidsonCounty, Tennessee, being Lot No. 46 on the revised Plan of Section I, Sunset View, as of record in Book 2663, pages 27 and 28, Register's Office for said County.

Said Lot fronts 120.17 feet, as measured partly around a curve, on the north side of Donna Hill Court and runs back 380.3 feet on the west line and 329.2 feet on the east line to a dead line in the rear on which it measures 153.8 feet.
This tract is improved and known as 2308 Donna Hills Court, Donelson, Tenn.
Being the same property conveyed to Doris Driggers Monroe, William F. Hardy, Jr. and wife, Billie Monroe Hardy, by deed dated July 27, 1962, from Robert W. Humphrey, et ux, of record in Book 3429, page 249, said Register's Office.

Send tax statements to Guaranty Mortgage Company at 316 Union Street, Nashville Tenn.

all our right, title and interest in and to

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Doris Driggers Monroe, her *heirs and assigns, forever.*

And we *do covenant with the said* Doris Driggers Monroe *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for encumbrances set out in deed of record in Book 3429, page 249, said Register's Office; and said property is conveyed subject to these encumbrances.

And we, William F. Hardy, Jr. and wife, Billie Monroe Hardy, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Doris Driggers Monroe, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 28th *day of* May, *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.*

William F Hardy Jr

Billie Monroe Hardy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ann Nicholson *a Notary Public in and for said County and State,* William F. Hardy, Jr. and wife, Billie Monroe Hardy, *the within named bargainor* s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 28th *day of* May, *19* 63

Mary Ann Nicholson *Notary Public*

My Commission Expires April 21, 1965

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