K 3572

WARRANTY DEED

For and in consideration of the sum of ----------$10.00----------
TEN AND NO/100 ---------- *DOLLARS*

Cash paid by ERNEST W. ESCUE AND WIFE, ALLENE M. ESCUE, and other good and valuable considerations, the receipt of which is hereby acknowledged.

------ VILLAGE BUILDERS, INC., a Tennessee Corporation, has

~~bargained and sold~~, *and by these presents do transfer and convey unto the said* ERNEST W. ESCUE AND WIFE, ALLENE M. ESCUE

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 253 on the Plan of Fortland Park, Section 3, Addition 1, as of record in Book 3106, Page 88, Register's Office for said County.
Said Lot No. 253 fronts 103.95 feet on the westerly side of Barclay Drive and runs back between lines 128.66 feet on the southerly line and 150.1 feet on the northerly line to a dead line in the rear which is a broken line on which it measures 118.6 feet.
Being the same real property conveyed to Village Builders, Inc., a Tennessee Corporation, by deed from Mutual Mortgage and Insurance Corporation, dated April 8, 1963, filed April 9, 1963, and recorded in Book 3532, Page 607, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ERNEST W. ESCUE AND WIFE, ALLENE M. ESCUE their *heirs and assigns, forever.*

And it does *covenant with the said* ERNEST W. ESCUE AND WIFE, ALLENE M. ESCUE *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.,* except for 1963 taxes a lien not yet due and payable but taxes have been assumed.

And VILLAGE BUILDERS, INC., a Tennessee Corporation, does

~~do~~ *further covenant and bind* itself, its successors ~~and assigns~~ *representatives, to warrant and forever defend the title to the said land to the said* ERNEST W. ESCUE AND WIFE, ALLENE M. ESCUE, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness its *hand on this* 14th *day of* June, *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.*

VILLAGE BUILDERS, INC.

By: James A. Jones
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* .....

.....

.....

.....

the within named 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 ..... *Tennessee, this* ..... *day of* ....., *19*.....

.....
Notary Public

Commission expires .....

PG 595