K 3573

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of $15,000.00

Fifteen Thousand and no/100 - DOLLARS

Cash in hand paid by Paul L. Barnard et ux, Jo Anne Barnard, the receipt of which is hereby acknowledged,

J. & G. COMPANY

a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do~~es~~ transfer and convey unto the said Paul L. Barnard et ux, Jo Anne Barnard

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. 119 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County.

Said Lot No. 119 fronts 80 feet on the east side of Luree Lane, and extends back 151.6 feet on the north line and 145 feet on the south line, to a dead line in the rear, which is a broken line on which it measures 94 feet.

Being part of the property conveyed to J. & G. Co., by deed from A.H. Johnson, Trustee, as of record in Book 3429, page 58, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Paul L. Barnard et ux, Jo Anne Barnard their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Paul L. Barnard et ux, Jo Anne Barnard 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 1963 taxes which have been prorated and are hereby assumed by purchasers.

And J. & G. Company do~~es~~ further covenant and bind; its, itself, Successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Paul L. Barnard et ux, Jo Anne Barnard their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF J. & G. COMPANY a Corporation aforesaid has caused this instrument ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ to be executed by its duly authorized officers on this 17th day of June, 1963.

ATTEST: J. & G. Company

[signature] BY: [signature]

Dodson Batson, Secretary-Treasurer Joe S. Roberts

STATE OF TENNESSEE }
Davidson County }

STATE TAX $ 22.50
PROBATE .50
TOTAL $ 23.00

JUN 20 1963

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN

Personally appeared before me, ~~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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