K 3575

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55 Stamps

WARRANTY DEED — Form 3021 — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
TEN AND NO/100 ---------- DOLLARS
CASH IN HAND PAID BY STANLEY G. HARDIN AND WIFE JO ANN M. HARDIN THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,
ALBERT JOE ROPER AND WIFE ANNA P. ROPER

have bargained and sold, and by these presents do transfer and convey unto the said
STANLEY G. HARDIN AND WIFE JO ANN M. HARDIN
THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

LOT No. 641 ON THE PLAN OF HERMITAGE HILLS, SECTION 7, AS OF RECORD IN BOOK 3300, PAGE 62, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BEGINNING WITH A POINT IN THE NORTHEASTERLY MARGIN OF JACKSONIAN DRIVE AT THE COMMON CORNER OF LOTS 756 AND 641: THENCE WITH THE LINE BETWEEN SAID TWO LOTS, 122.1 FEET IN A NORTHEASTERLY DIRECTION TO A POINT AT THE COMMON CORNER OF LOTS 756, 641, & 642 THENCE WITH THE LINE BETWEEN LOTS 641, AND 642, 129.32 FEETIN A SOUTHEASTERLY DIRECTION TO A POINT IN THE NORTHWESTERLY MARGIN OF BONNAFAIR DRIVE: THENCE ALONG SAID MARGIN, 103.0 FEET IN A SOUTHWESTERLY DIRECTION TO A POINT WHICH IS THE BEGINNING OF A CURVE: THENCE AROUND SAID CURVE 37.90 FEET IN A NORTHWESTERLY DIRECTION TO A POINT IN THE NORTHEASTERLY MARGIN OF JACKSONIAN DRIVE: THENCE ALONG SAID MARGIN, 90.5 FEET IN A NORTHWESTERLY DIRECTION TO THE POINT OF BEGINNING.
BEING THE SAME PROPERTY CONVEYED TO ALBERT JOE ROPER AND ANNA P. ROPER BY DEED FROM MALVIN HOMES INC. OF RECORD IN BOOK 3503 PAGE 521, SAID REGISTER'S OFFICE.
THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIVE COVENANTS, EASEMENTS AND SETBACK LINES THAT ARE APPLICABLE TO THE 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 STANLEY G. HARDIN AND WIFE JO ANN M. HARDIN THEIR heirs and assigns, forever.

And do covenant with the said STANLEY G. HARDIN & WIFE JO ANN M. that IT IS lawfully seized and possessed of said land, has good right to convey it, and the same is unencumbered.

ALBERT JOE ROPER AND WIFE ANNA P. ROPER
do themselves and THEIR heirs and representatives, to warrant and forever defend said title to the said land to the said
THEIR heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand, this 20 day of June, 1963

Albert Joe Roper
Anna P. Roper.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Evelyn L. Lowe Jr., a Notary Public in and for the County and State aforesaid, personally appeared Albert Joe Roper & Anna P. Roper, the bargainor(s) with whom I am personally acquainted (or proved to me on the oath of credible witnesses) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of June, 1963.

Evelyn L. Lowe Jr.

My commission expires: 3-31-67

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