K 3575

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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 Aaron Smith and wife Mary Margaret Smith, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions filed for record March 22, 1962, in Book 3368, page 23; in Book 3507, page 572, filed March 5, 1963, and in Book 3507, page 347, filed for record March 1, 1963, said Register's Office.

H & W Builders, Inc. has bargained and sold, and by these presents do transfer and convey unto the said Aaron Smith and wife Mary Margaret Smith 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. 4 on the Plan of Arrington Heights Section3, of record in Book 3300, page 99, Register's Office for said County, described as follows:
BEGINNING at a point in the northeasterly terminus of North Fifth Court at the corner of Lot Nos. 3 and 4; thence with the line between said lots, northeasterly 193.7 feet to a point; thence easterly 224.41 feet to the west right-of-way line of L & N Railroad; thence with the line of same, southwesterly 200 feet to the corner of Lot No. 5; thence with the line between Lots No. 4 and 5, westerly 266.5 feet to the east terminus of North 5th Court; thence with the margin of same, around a slight curve, 35.77 feet to the point of beginning.
Being part of the property conveyed to H. & W Builders, Inc., by deeds from the Nashville Housing Authority of record in Book 3507, page 347, and by deed of correction of record in Book 3569, page 174, 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 Aaron Smith and wife Mary Margaret Smith their heirs and assigns, forever.

And it does covenant with the said Aaron Smith and wife Mary Margaret Smith 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 H & W Builders, Inc. does further covenant and bind itself, its successors representatives, to warrant and forever defend the title to the said land to the said Aaron Smith and wife Mary Margaret Smith their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF, H & W Builders, Inc. has caused this instrument to be executed by its duly authorized officer this the 2nd day of July, 1963.

H & W Builders, Inc.

By: [signature]

L.H. Hardaway, President

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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