K 3575

Book 3575 Page 493

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

TEN AND NO/100---------- DOLLARS

cash in hand paid by J.P. FOSTER AND WIFE, ANN S. FOSTER

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, TYNE VALLEY DEVELOPMENT COMPANY, a partnership composed of H. & S. Development Co., Inc., and Ervin M. Entrekin and John Coode Beasley, hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee. described as follows, to wit:

Being lot 19 on the Plan of Tyne Valley Estates, Section 4, as of record in Book 3600, page 10, Register's Office for said County.
Said Lot No. 19 fronts 170.2 feet on the southerly side of Fredricksburg Drive, and extends back 311.6 feet on the westerly line and 351 feet on the easterly line, to a dead line in the rear on which it measures 232 feet.
Being part of the property conveyed to Tyne Valley Development Company, a partnership composed of H. & S. Development Co., Inc., a Tennessee Corporation, a 1/2 undivided interest; in Ervin M. Entrekin, a 1/4 undivided interest and in John Coode Beasley, a 1/4 undivided interest by deed from McQuiddy Printing Company, as of record in Book 3035, page 93, said Register's Office, pursuant to an agreement of partnership, as of record in Book 3376, page 584, said Register's Office.

The grantor covenants that it will pay the 1963 taxes.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of June, 1963.

TYNE VALLEY DEVELOPMENT COMPANY

By: Ervin M. Entrekin, Partner

By: Karl E. Haury, Certified Agent

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Karl E. Haury, Certified Agent for H. & S. Development Co., Inc., a partner and Ervin M. Entrekin, Partner, authorized by instrument of record in Book 3376, page 584, Register's Office for said County, to execute deeds for Tyne Valley Development Company, the bargainor, 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 1st day of July, 1963.

Commission expires May 1, 1966

L. D. Richards
Notary Public

STATE TAX $ 5.00
PAID
JUL 2 1963
VICTOR A. RICHARDSON
COUNTY CLERK

TENNESSEE TITLE COMPANY

Warranty Deed

From 71592

TYNE VALLEY DEVELOPMENT COMPANY

To

J.P. FOSTER, ET UX.

REGISTER'S OFFICE
PLEASE PUT IN CARE. TITLE CO.

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record the 2nd day of July A.D. 1963 at 10:34 A.M.
Recorded in Book 3575 Page 493
Register's Fee $2.00
Register

COMPANY

28 34,300

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