K 3575

Book 3575 Page 511

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

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

cash in hand paid by L.G. LAWRENCE AND WIFE, HILDA T. LAWRENCE

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 No. 18 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. 18 fronts 202 feet on the southerly side of Fredricksburg Drive, and extends back 351 feet on the westerly line and 373.7 feet on the easterly line, to a deed line in the rear on which it measures 129.6 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, pursuant to an agreement of partnership, as of record in Book 3376, page 584, said Register's Office.

Grantor covenants that it will pay 1963 property tax.

STATE TAX $ 6810
PROBATE —
TOTAL $ 6860

2 1963

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 2nd day of July, 1963.

TYNE VALLEY DEVELOPMENT COMPANY

By: Ervin M. Entrekin, Partner

By: [illegible], 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 Certified Agent for H. & S. Development Co., Inc. a partner and 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, 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 2nd day of July, 1963.

My commission expires May 1, 1966

L. D. Richards, Notary Public

TENNESSEE TITLE COMPANY

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record this 2nd day of JUL A.D. 1963 at 2:58 o'clock P.M.
Noted in Book 4105 Page 722
Recorded in Book Page
Recording Fee $ 2.00
Register

Warranty Deed
G-162034-5
From TYNE VALLEY DEVELOPMENT COMPANY
To L.G. LAWRENCE, ET UX.

71720

STAMPED FOR RECORDING REGISTER'S OFFICE DAVIDSON CO., TENN.

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