BK 3578

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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 Rudolph V. Smith and wife, Eurydice Williams Smith, the receipt of all of which is hereby acknowledged,

H. & W. Builders, Inc. has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Rudolph V. Smith and wife, Eurydice Williams 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. 11 on the Plan of Arrington Heights, Section III, as of record in Book 3300, page 99, Register's Office for said County.
Said lot fronts 54 feet on the easterly side of North Fifth Street and runs back 303.62 feet on the northerly line and 288.27 feet on the southerly line to the west right of way of the Louisville and Nashville Railroad, on which it measures 56.14 feet.
Being part of the property conveyed to H. & W. Builders, Inc., by deed from The Nashville Housing Authority, as of record in Book 3507, page 347, and by Deed of Correction of record in Book 3569, page 174, said Register's Office.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rudolph V. Smith and wife, Eurydice Williams Smith their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Rudolph V. Smith and wife, Eurydice Williams 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 ~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Rudolph V. Smith and wife, Eurydice Williams 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 ~~Witness~~xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx by its duly authorized officer this the 22nd 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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