BK 3610

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $12,400.00

TWELVE THOUSAND, FOUR HUNDRED AND NO/100 - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by DON ALLEN PHILLIPS AND WIFE, PEGGY P. PHILLIPS, the receipt of which is hereby acknowledged,

HUDSON AND DRIVER CONSTRUCTION COMPANY

a Tennessee Corporation with its principal office and place of business located in Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Don Allen Phillips and wife, Peggy P. Phillips

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. 1149 on the Map of Charlotte Park Subdivision, Section 16, as of record in book 3300, page 97, R.O.D.C. Tennessee.

Said Lot No. 1149 fronts 80.4 feet on the westerly side of Capri Drive and runs back between lines, 173.5 feet on the northerly side and 151.7 feet on the southerly side to a line in the rear measuring 90 feet thereon.

Being part of the same property conveyed to Cumberland Valley Builders, Inc., of record in book 3507, page 209, Register's Office for Davidson County, Tennessee, the corporate name having been changed to HUDSON AND DRIVER CONSTRUCTION COMPANY by Charter Amendment of record in Book 3588, page 311, Register's Office for said County.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above 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 DON ALLEN PHILLIPS AND WIFE, PEGGY P. PHILLIPS their heirs and assigns, forever.

And it does covenant with the said Don Allen Phillips and wife, Peggy P. Phillips 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, except 1963 taxes which have been prorated and are hereby assumed by purchasers.

And HUDSON AND DRIVER CONSTRUCTION COMPANY do/its successors and representatives, to warrant and forever defend the title to the said land to the said Don Allen Phillips and wife, Peggy P. Phillips their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HUDSON AND DRIVER CONSTRUCTION COMPANY a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 26th day of July, 1963.

HUDSON AND DRIVER CONSTRUCTION COMPANY

BY: Henry Hudson
Henry Hudson, President

PG 383