K 3614

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No.
SEND TAX NOTICES TO: MURPHREE MORTGAGE COMPANY
ADDRESS: 226 Third Avenue, North, Nashville, Tennessee

For and in consideration of -----TEN AND NO/100-------($10.00)------ cash in hand paid by James L. Riggins and wife, Nancy Riggins, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, HICKORY BEND CONSTRUCTION COMPANY, hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does 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. 54 on the Plan of Section 1, Hickory Bend as of record in Book 3300, page 38, Register's Office for said County.

Said Lot No. 54 fronts 75 feet on the west side of Truxton Drive, and extends back between parallel lines, 150 feet to a dead line.

Being the same property conveyed to Hickory Bend Construction Company, a Corporation, by deed from Larchwood, Inc., as of record in Book 3532, page 95, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3341, page 265; and to the easements and limitations shown on the Map of record in Book 3300, page 38, Register's Office for said County.

THIS TRACT IS	IMPROVED AND SHOWN ON TAX RECORDS AS			
608	Truxton Drive	Nashville	Tennessee	
No.	Street	City	Zone	State

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 the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 196 3 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

IN WITNESS WHEREOF the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 22nd day of August, 1963.

HICKORY BEND CONSTRUCTION CO., INC.

BY Randall Phillips
TITLE President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary R. Coates, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Hickory Bend Construction Co., Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Hickory Bend Construction Co., Inc. by himself as President.

Witness my hand and seal, at Nashville, Tennessee this the 22nd day of August 196 3.

My commission expires October 20, 1965

Notary Public
Mary R. Coates

Warranty Deed

From HICKORY BEND CONSTRUCTION CO., INC.

To JAMES L. RIGGINS & WIFE, NANCY RIGGINS

81681

($14,300.00)

Received for record 23 day of AUG A.D. 1963 at 1:37 o'clock P M
Noted in Book 106 Page 324
Recording Fee $2.00
Register's Office (Mortgage Company)
STATE OF TENNESSEE
REGISTER'S OFFICE
DAVIDSON COUNTY
Deputy Reg. Commissioner of

MURPHREE MORTGAGE COMPANY

G 419