K 3614

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. W20-28200
SEND TAX NOTICES TO:
ADDRESS:

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 Freddie B. Carpenter, Jr. and wife Shirley Ann Carpenter, the receipt of all of which is hereby acknowledged.

H & W Builders, Inc., has ~~bargained~~ and sold, and by these presents do transfer and convey unto the said Freddie B. Carpenter, Jr. and wife Shirley Ann Carpenter 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. 18 on the Plan of Arrington Heights, Section 3, of record in Book 3300, page 99, Register's Office for said County.
Said Lot No. 18 fronts 54 feet on the easterly side of North Fifth Street and extends back 196.17 feet on the northerly line and 181.03 feet on the southerly line to the west right-of-way of the L. & N. 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, of record in Book 3507, page 347, and by deed of correction of record in Book 3569, page 174, both in said Register's Office.

This conveyance is made subject to restrictions filed for record March 22, 1962 in Book 3368, page 23 and restrictions filed for record March 5, 1963 in Book 3507, page 572, and restrictions filed for record March 1, 1963, in Book 3507, page 347, said Register's Office.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:		
Lot No. 18	North 5th Street	Nashville	Tennessee
No.	Street	City	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 Freddie B. Carpenter, Jr. and wife Shirley Ann Carpenter their heirs and assigns, forever.

And it does~~H~~ covenant with the said Freddie B. Carpenter, Jr. and wife Shirley Ann Carpenter 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 Freddie B. Carpenter, Jr. and wife Shirley Ann Carpenter, 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 by its duly authorized officer this the 23rd day of August, 1963.

H & W BUILDERS, INC.

BY: L. H. Hardaway
L. H. Hardaway, President

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