K 3614

WARRANTY DEED

For and in consideration of the sum of Ten and no/100 ($10.00) DOLLARS cash in hand paid by Carl K. Buttrey and wife, Willa S. Buttrey, and other good and valuable considerations delivered as aforesaid, the receipt of all of which is hereby acknowledged,

GREGORY HOMES, INC., a Tennessee corporation, has bargained and sold, and by these presents do transfer and convey unto the said Carl K. Buttrey and wife, Willa S. Buttrey, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 761 on the Plan of Hermitage Hills, Section 7, as of record in book 3300, pages 62 and 63, Register's Office for said County.
Said lot No. 761 fronts 77.2 feet on the easterly side of Bonnavent Drive and extends back 167.1 feet on the northerly line and 169.1 feet on the southerly line to a dead line, measuring 85.2 feet thereon.
Being part of the real property conveyed to Gregory Homes, Inc. by deed from Miller Kimbrough, Trustee, of record in book 3532, page 587, said Register's Office.

This conveyance is made subject to easement for public utilities and drainage, anchor easement, 30-foot building setback line from Bonnavent Drive, and conditions of owners certificate, as shown on plan of record in book 3300, pages 62 and 63, Register's Office for Davidson County, Tennessee, and to restrictive covenants contained in an instrument of record in book 3399, page 446, as amended by an instrument of record in book 3404, page 165, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Carl K. Buttrey and wife, Willa S. Buttrey, their heirs and assigns, forever.

And Grantor does covenant with the said Carl K. Buttrey and wife, Willa S. Buttrey, 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 taxes for 1963 which are prorated and assumed by the grantees.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Carl K. Buttrey and wife, Willa S. Buttrey, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 19th day of August, 1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GREGORY HOMES, INC.

By Earl B. Hussey
Secretary-Treasurer,

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and for said County and State, ...

the within named 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 ..... Tennessee, this ..... day of ....., 19.....

..... Notary Public

My commission expires .....

G 613