K 3615

TENNESSEE TITLE COMPANY

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

Twelve Thousand, Four Hundred and no/100 - DOLLARS

cash in hand paid by James Robert Hart and Nora Maxine Roberts

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

HUDSON AND DRIVER CONSTRUCTION COMPANY, a Tennessee Corporation with its principal office and place of business at Madison, Tennessee,

hereinafter referred to as the GRANTORS ~~has~~ bargained and sold, and by these presents do 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:

Land in Davidson County, Tennessee, being lot No. 1146 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. 1146 fronts 69 feet on the southeasterly side of Capri Drive and runs back between lines, 148.0 feet on the northeasterly side and 152.7 feet on the southwesterly side to a line in the rear, measuring 84.4 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 said County.

The name of Cumberland Valley Builders, Inc. has been changed to Hudson and Driver Construction Company by instrument dated July 19, 1963 of record in Book 3588, page 311, R.O.D.C. Tennessee.

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 GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

~~The word "grantor" as used herein shall include the plural, the masculine and the neuter, and the covenants herein contained shall be applicable to all grantors.~~

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 29th day of August, 1963.

HUDSON AND DRIVER CONSTRUCTION COMPANY

By: Henry Hudson

Henry Hudson, President

STATE OF TENNESSEE
DAVIDSON COUNTY

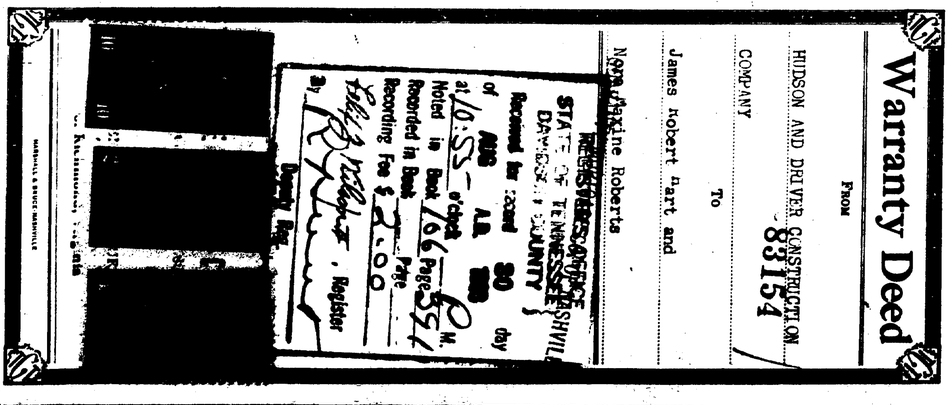
Before me, Frances T. Sperry, a Notary Public within and for the State and County aforesaid, personally appeared Henry Hudson with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the HUDSON AND DRIVER CONSTRUCTION COMPANY the within named bargainor, a corporation, and that (he) as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Henry Hudson as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of August, 1963.

My commission expires April 19, 1965

Frances T. Sperry
Frances T. Sperry Notary Public.

TENNESSEE TITLE COMPANY



Warranty Deed

From HUDSON AND DRIVER CONSTRUCTION COMPANY

To James Robert Hart and Nora Maxine Roberts

83154

STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record AUG 30 A.D. 1963 at 10:55 o'clock A.M.
Noted in Book 766 Page 554
Recorded in Book Page
Recording Fee $2.00

Register

Deputy Register

SUBJECT TO MORTGAGE CO. OF NASHVILLE

G 535