K 3616

WARRANTY DEED **ATTORNEYS TITLE COMPANY**

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
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 Ellington V. Rucker and wife Juanita Crossley Rucker, the receipt of all of which is hereby acknowledged.

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

H & W Builders, Inc., has ~~have~~ **bargained and sold, and by these presents do transfer and convey unto the said** Ellington V. Rucker and wife Juanita Crossley Rucker 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. 5 on the Plan of Arrington Heights, Section III, as of record in Book 3309, page 99, Register's Office for said County. BEGINNING at a point in the east terminus of North 5th Court at the corner of Lots 4 and 5; thence with the line between said lots, easterly 266.5 feet to the west right of way line of the I. & N. Railroad; thence with the line of the same southwesterly 209.53 feet to a corner of Lot No. 9; thence with the line between Lots 5 and 9, westerly 54.32 feet to a corner of Lot 6; thence with the line between Lots 5 and 6, northwesterly 229.35 feet to the east terminus of North 5th Court; thence with the margin of the same, northerly, around a slight curve, 32.53 feet to the point of beginning.
Being part of the property conveyed to H. & W. Builders, Inc., by deed from The Nashville Housing Authority, as of record in Book 3507, page 347, and by deed of correction in Book 3569, page 174, said Register's Office.

THIS TRACT IS	IMPROVED AND KNOWN ON TAX RECORDS AS:			
Lot No. 5	North 5th Street	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 Ellington V. Rucker and wife Juanita Crossley Rucker their ~~_____~~ **heirs and assigns, forever.**

And it does ~~do~~ **covenant with the said** Ellington V. Rucker and wife Juanita Crossley Rucker **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 ~~_____~~ successors **further covenant and bind** itself, its ~~_____~~ **and representatives, to warrant and forever defend the title to the said land to the said** Ellington V. Rucker and wife, Juanita Crossley Rucker 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 ~~Witness~~ executed by its duly authorized officer, this the 5th day of September, 1963.

H & W BUILDERS, INC.

By: _____
L. H. Hardaway, President

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