K 3617

WARRANTY DEED

For and in consideration of the sum of Ten and no/100---------- ---------- ($10.00)--- *DOLLARS*

Cash paid by WILLIAM CHARLES ANDERSON AND WIFE BERTHA J. ANDERSON and other good and valuable considerations, the receipt of which is hereby acknowledged.

VILLAGE BUILDERS, INC., a Tennessee Corporation, has

bargained and sold, and by these presents do transfer and convey unto the said WILLIAM CHARLES ANDERSON AND WIFE BERTHA J. ANDERSON their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Fortland Park, Section 2, as of record in Book 2900, page 40, Register's Office for Davidson County, Tennessee.
Said Lot No. 151 fronts 75 feet on the northwesterly side of Hody Drive and runs back between lines, 160 feet on the southwesterly side and 157.3 feet on the northeasterly side to a dead line in the rear on which it measures 84.5 feet.
Being the same real property conveyed to Village Builders, Inc., a Tennessee Corporation, by deed from Federal Title and Securities Corporation, dated May 1, 1963, filed May 3, 1963, and recorded in book 3536, page 363, Register's Office for said County.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said WILLIAM CHARLES ANDERSON AND WIFE BERTHA J. ANDERSON, THEIR *heirs and assigns, forever.*

And it does *covenant with the said* WILLIAM CHARLES ANDERSON AND WIFE BERTHA J. ANDERSON *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 for 1963 taxes a lien not yet due and payable but taxes have been assumed.

And Village Builders, Inc., a Tennessee Corporation, does successors *further covenant and bind* itself, its *and representatives, to warrant and forever defend the title to the said land to the said* WILLIAM CHARLES ANDERSON AND WIFE BERTHA J. ANDERSON THEIR *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness its *hand this* 10th *day of* September, *1963, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

VILLAGE BUILDERS, INC., a Tennessee Corporation

James L Jones

STATE OF TENNESSEE
COUNTY OF [redacted]

Personally appeared before me, [redacted], a Notary Public in and for said County and State, the within named [redacted], with whom I am personally acquainted, and who acknowledged that [redacted] executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, *this* day of, 19

Notary Public

Commission expires

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