K 3618

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

cash in hand paid by Julia Fay Haun, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John V. Richards, Jr. and wife, Virginia H. Richards,
have bargained and sold, and by these presents do transfer and convey unto the said Julia Fay Haun, her
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 3 on the Map of Bransford Realty Company's Berkeley Hills Subdivision, as of record in book 547, pages 57 and 58, Register's Office for said County. Said lot No. 3 fronts 150 feet on the westerly side of Belle Meade Boulevard and runs back between lines 250 feet on the northerly line and 252 feet 8 inches on the southerly line, to a dead line on which it measures 100 feet.
Being the same real property conveyed to John V. Richards, Jr. and wife, Virginia H. Richards, by deed from George T. Wicks and wife, of record in book 2295, page 161, said Register's Office.

This conveyance is made subject to restrictive covenants of record in book 633, page 450; book 649, page 622, as modified in book 692, page 616; and in book 888, page 223, 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 Julia Fay Haun, her *heirs and assigns, forever.*

And we *do covenant with the said* Julia Fay Haun *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,* except taxes for 1968 which are prorated and assumed by the grantee.

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* Julia Fay Haun, her *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand* s *this* 12th *day of* September, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John V. Richards, Jr.
Virginia H. Richards

*STATE OF TENNESSEE }
COUNTY OF DAVIDSON }*

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* John V. Richards, Jr. and wife, Virginia H. Richards,

the within named bargainor s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 12 *day of* September, *19* 68.

Notary Public

My commission expires July 22 1967

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record the 16 day of SEP A.D. 1968 at 2:40 o'clock P M.
Noted in Book 4446 Page 52
Recorded in Book [illegible] Page [illegible]
Recording Fee $ 2.00
Feb 3 1969
By [illegible] Deputy Reg.
[illegible], Register

Compliments of
Guaranty Title Comp

WARRANTY DEED
FROM
John V. Richards, Jr. et ux.
TO
Julia Fay Haun
86029

R 15 280

G 160