K 3619

WARRANTY DEED — ATTORNEYS TITLE COMPANY

SEND TAX NOTICES TO: Guaranty Mortgage Company
ADDRESS: 316 Union Street, Nashville, Tennessee

For and in Consideration of the sum of Thirteen Thousand, Nine Hundred Fifty and No/100 ($13,950.00) DOLLARS

Cash in hand paid by Federico Quintanilla and wife, Martha Dell Quintanilla, the receipt of which is hereby acknowledged,

Hudson and Driver Construction Company,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has bargained and sold, and by these presents do transfer and convey unto the said Federico Quintanilla and wife, Martha Dell Quintanilla 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. 1155, on the Map of Charlotte Park Subdivision, Section 16, as of record in Book 3300, Page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1155 fronts 87 feet on the southeasterly side of Capri Court and runs back between lines, 135 feet on the northeasterly side, and 130.3 feet on the southwesterly side, to a line in the rear measuring 87 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 Davidson County, Tennessee, the corporate name having been changed to Hudson & Driver Construction Company by amendment to its charter of record in Book 3588, Page 311, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

THIS TRACT IS	RECEIVED AND SHOWN ON TAX RECORDS AS:		
	Capri Court	Nashville	Tennessee
No.	Street	City	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 Federico Quintanilla and wife, Martha Dell Quintanilla their heirs and assigns, forever.

And it does covenant with the said Federico Quintanilla and wife, Martha Dell Quintanilla 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 Hudson & Driver Construction Company, successors do further covenant and bind itself, its and representatives, to warrant and forever defend the title to the said land to the said Federico Quintanilla and wife, Martha Dell Quintanilla, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF HUDSON & DRIVER CONSTRUCTION COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 16th day of September, 1963.

HUDSON & DRIVER CONSTRUCTION COMPANY

By: Henry Hudson
Henry Hudson, President

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