K 3642

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS*

Cash paid by RICHARD A. HALL and wife, MARY C. HALL, and other good and valuable considerations, the receipt of which is hereby acknowledged.

BEN H. WILLIAMS, JR. and wife, MARY ANN WILLIAMS, *have bargained and sold, and by these presents do transfer and convey unto the said* RICHARD A. HALL and wife, MARY C. HALL, 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. 280 on the Plan of Hailleywood Estates, Section 8, as of record in Book 2854, page 19, Register's Office for said County.

Said Lot No. 280 fronts 94 feet on the northerly side of Regent Drive, and runs back 227.4 feet on the westerly line and 235.7 feet on the easterly line to a dead line, measuring 84.8 feet thereon.

Being the same real property conveyed to Ben H. Williams, Jr. and wife, Mary Ann Williams from deed from J. E. Woodside et al, dated June 17, 1959, filed June 18, 1959, and recorded in Book 2921, page 299, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RICHARD A. HALL and wife, MARY C. HALL their *heirs and assigns, forever.*

And we *do covenant with the said* RICHARD A. HALL and wife, MARY C. HALL *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.*

And BEN H. WILLIAMS, JR. and wife, MARY ANN WILLIAMS *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* RICHARD A. HALL and wife, MARY C. HALL their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness our *hand*s *this* 17th *day of* October, 1963, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ben H. Williams Jr.
Mary Ann Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, O. Kenrick Bowers, *a Notary Public in and for said County and State,* BEN H. WILLIAMS and wife, MARY ANN WILLIAMS

*the 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* 17th *day of* October, 1963.

O. Kenrick Bowers, *Notary Public*

Commission expires Oct 30, 1965

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