K 3642

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $16,300.00

SIXTEEN THOUSAND, THREE HUNDRED AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

cash in hand paid by William Richard Schroeder and wife, Nola F. Schroeder

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

We, Hudson and Driver Construction Company

hereinafter referred to as the GRANTORS has bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, 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. 1171 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. 1171 fronts 100 feet on the westerly side of Capri Drive and runs back between lines, 133.1 feet on the surveyed base line, and continuing westerly 45 feet more or less, to a line marking edge of water January 1963 and on the southerly line, which is a broken line, a distance of 216.1 feet to the surveyed base line and continuing westerly 30 feet, more or less, to said line marking edge of water on which water line it measures 112 feet more or less.

Being part of the same property conveyed to Cumberland Valley Builders, Inc. by deed from Consolidated Developments, Inc., of record in book 3507, page 216, R.O.D.C. Tennessee. The name of Cumberland Valley Builders, Inc. has been changed to Hudson and Driver Construction Company by instrument dated July 19, 1963 of record in book 3588, page 311, R.O.D.C. Tennessee.

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

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unincumbered, unless otherwise herein set out. 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 GRANTEES, their heirs and assigns against the lawful claims of all persons whatsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF HUDSON AND DRIVER CONSTRUCTION COMPANY a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 2nd day of October, 1963.

HUDSON AND DRIVER CONSTRUCTION COMPANY

BY: Henry Hudson

Henry Hudson, President

STATE OF TENNESSEE)
DAVIDSON COUNTY)

Before me, A.M. Tenison, a Notary Public in and for the State and County aforesaid, personally appeared Henry Hudson, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the Hudson and Driver Construction Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand and official seal at office in Nashville, Tennessee this the 2nd day of October, 1963.

My commission expires February 1, 1965

A.M. Tenison, Notary Public

TENNESSEE TITLE COMPANY

Warranty Deed

From

HUDSON AND DRIVER CONSTRUCTION COMPANY

To

William Richard Schroeder and wife, Nola F. Schroeder

GUARANTY MORTGAGE CO. OF NASHVILLE

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