BK 3643

For and in consideration of the sum of

FIFTEEN THOUSAND, FOUR HUNDRED, FIFTY AND NO/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by JOSEPH FRANK YAGER AND WIFE, LORETTA G. YAGER

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. 1133 on the Plan of Charlotte Park Subdivision, Section 15, as of record in book 3300, page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 1133 fronts 75 feet on the northwesterly side of Annex Avenue and runs back between lines, 150.1 feet on the northeasterly side and 150.1 feet on the southwesterly side, to a line in the rear measuring 75 feet thereon.

Being part of the same property conveyed to Cumberland Valley Builders, Inc. by deed from Consolidated Developments, Inc., of record in Book 3507, page 220, Register's Office for Davidson County, Tennessee.

Thename 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 unencumbered, 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, whomsoever.

Whenever 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 16th 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 within 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 the said Henry Hudson as President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of October, 1963.

My commission expires February 1, 1965

A.M. Tenison, Notary Public.

STATE TAX
PROBATE
TOTAL
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY TENN.

TENNESSEE TITLE COMPANY

Warranty Deed

From 92501

HUDSON AND DRIVER CONSTRUCTION COMPANY

To

Joseph Frank Yager and wife,
Loretta G. Yager

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record ... Oct ... A.D. 1963
Noted in Book ...
Recorded in Book ...
Recorded Fee $ ...

15,450

PG 341