BK 3643

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR RECONVEYING TAX ASSESSOR: Tax Parcel No.
SEND TAX NOTICES TO:
ADDRESS:

For and in Consideration of the sum of ---------- $10.00 ----------
---------- Ten and no/100 ---------- DOLLARS
and other good and valuable considerations, cash in hand paid by John William Tanner, Jr., and wife, Georgia B. Tanner, the receipt of all of which is hereby acknowledged.

This conveyance is made subject to restrictions filed for record February 4, 1963, in Book 3503, page 570, said Register's Office.

H. & W. Builders, Inc. has bargained and sold, and by these presents do transfer and convey unto the said John William Tannar, Jr. and wife, Georgia B. Tanner 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. 1 on the Plan of Resubdivision of Lots 198, 199, 200 and 201 of the Maplewood Heights 2nd Addition, of record in Book 3500, page 12, Register's Office for said County.
Said Lot No. 1 fronts 80 feet on the easterly side of Hutson Avenue and extends back between parallel lines 250 feet to a dead line.
Being part of the property conveyed to H & W Builders, Inc., by deed from Charles C. Denton and wife, of record in Book 3506, page 575, said Register's Office.

THIS TRACT IS REMOVED AND SHOWN ON TAX RECORDS AS:
Lot No. 1 (No.) Hutson Avenue (Street) Nashville (City) (State) Tennessee (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 John William Tanner, Jr., and wife, Georgia B. Tanner their heirs and assigns, forever.

And it does covenant with the said John William Tanner, Jr., and wife Georgia B. Tanner 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 H & W Builders, Inc., does also further covenant and bind itself its successors heirs and representatives, to warrant and forever defend the title to the said land to the said John William Tanner, Jr., and wife Georgia B. Tanner, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, H & W Builders, Inc., has caused this instrument to be executed by its duly authorized officer this the 23rd day of October, 1963.

H & W Builders, Inc.

By: L. H. Hardaway
L. H. Hardaway, President

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