BK 3644

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $13,250.00

THIRTEEN THOUSAND, TWO HUNDRED, FIFTY AND NO/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by Alton E. Huffines and wife, Reba J. Huffines

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James M. Fischer, Jr. and Patterson Roney, d/b/a Fischer and Roney Construction Company

hereinafter referred to as the GRANTORS have 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. 54 on the Map of Ranchwood Estates, Section Three, as of record in Book 3300, page 59, Register's Office for said County.

Said Lot No. 54 fronts 35.5 feet on the southerly side of terminus of Rosehill Court and extends back 282.2 feet on the easterly line and 282.1 feet on the westerly line to a dead line in the rear, which is a broken line measuring 243.03 feet thereon.

Being part of the same property conveyed to James M. Fischer Jr. and Patterson Roney d/b/a Fischer and Roney Construction Company by deed from Hardcastle Developers, Inc., of record in Book 3530, page 541, Register's Office for said County.

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.

Witness our hands this 29th day of October, 19 63

FISCHER AND RONEY CONSTRUCTION COMPANY

BY: James M. Fischer Jr.
James M. Fischer, Jr., Partner

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A.M. Tenison, a Notary Public in and for said County and State, the within named James M. Fischer, Jr., a partner in Fischer and Roney Construction Company

STATE TAX 69.85
PROBATE .50
TOTAL $ 70.35

the bargainers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of October, 19 63

COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires February 1, 1965

A.M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

13,250.00

Warranty Deed

FROM

James M. Fischer Jr., and Patterson Roney, d/b/a Fischer and Roney Construction Company

94278

To

Alton E. Huffines and wife, Reba J. Huffines

GUARANTY MORTGAGE CORPORATION NASHVILLE

STATE OF TENNESSEE, DAVIDSON COUNTY

Received for record the 30 day of OCT A.D. 1963 at 12:02 o'clock P.M. Noted in Book 4117 Page 547 Recorded in Book [illegible] Page [illegible] Recording Fee $ 2.00

Ed J. Wilson Jr. Register

By: [illegible] D.C.

J. Richmond

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PG 549