K 3645

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

For and in consideration of the sum of

- - - - - - - - - - - - - -TEN AND NO/100- - - - - - - - - - - DOLLARS

Cash in hand paid to us by Gilbert R. Hilliard and wife, Louise Hilliard, the receipt of which is hereby acknowledged, and the said Grantees hereby assume and agree to pay an unpaid balance of $12,212.21 of a note secured by instrument of record in Book 3411, page 205, in Register's Office for Davidson County, Tenn.

We Lester C. Holland and wife, Betty C. Holland have bargained and sold, and by these presents do transfer and convey unto the said Gilbert R. Hilliard and wife, Louise Hilliard 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. 411 on the Plan of Parkwood Estates, Section 2, of record in Book 3300, page 5, Register's Office for said County.

Said Lot No. 411 fronts 77.5 feet on the northerly side of Spears Road and extends back 150 feet on the easterly line and 150 feet on the westerly line to a dead line measuring 86.51 feet thereon. Being the same property conveyed to Lester C. Holland and wife, Betty C. Holland by deed from Gaines and Gaines Construction Company, Inc., of record in Book 3399, page 627, Registers Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 3249, page 345, and amended in Book 3309, page 615, 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 Gilbert R. Hilliard and wife, Louise Hilliard their heirs and assigns, forever.

And We do covenant with the said Gilbert R. Hilliard and wife, Louise Hilliard that We lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as above specified.

And We, Lester C. Holland and wife, Betty C. Holland do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Gilbert R. Hilliard and wife, Louise Hilliard, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness Our hands this 1st day of November, 1963

Lester C. Holland

Betty C. Holland

STATE OF TENNESSEE
Davidson County

Personally appeared before me, James S. Patrick, Jr., a Notary Public in and for said County and State, the within named Lester C. Holland and Betty C. Holland

the bargainors, 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 office, this 1st day of November, 1963

Commission expires May 25, 1966

James S. Patrick, Jr.
Notary Public

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