K 3646

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $16,350.00

Sixteen Thousand, Three Hundred, Fifty and no/100 - - - - - - - - - - - - - - DOLLARS

cash in hand paid by James Lansden Johnson and wife, Diane S. Johnson

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

HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation

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. 117 on the Plan of Candlestick Farms Section I, as of record in Book 3300, page 56, Register's Office for said County.

Said lot fronts 90 feet on the east side of Greentree Drive and runs back 155 feet on the north line and 158 feet on the south line to a dead line in the rear on which it measures 90 feet.

Being part of the property conveyed to Hallmark Construction Company, a Tennessee Corporation, by deed from B.F. Hill, Sr. and wife, as of record in Book 3339, page 479, said Register's Office.

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 HALLMARK CONSTRUCTION COMPANY, a Tennessee Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 24th day of October, 1963.

HALLMARK CONSTRUCTION COMPANY

BY: Charles L Morris

Charles L. Morris, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A.M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Charles L. Morris with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the HALLMARK CONSTRUCTION COMPANY a Tennessee corporation 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 Charles L. Morris as such President.

STATE TAX $ 24.53
PROBATE .50
25.03
NOV 6 1963
R. E. WORRALL
COUNTY CLERK
DAVIDSON COUNTY, TENN

Witness my hand and official seal at office at Nashville, Tennessee on this the 24th day of October, 1963

My commission expires February 1, 1965

A.M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

24 95529

Warranty Deed

FROM HALLMARK CONSTRUCTION COMPANY

To James Lansden Johnson and wife, Diane S. Johnson

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 6th day of NOV A.D. 1963 at 12:40 o'clock P M.
Noted in Book 4447 Page 115
Recorded in Book ____ Page ____
Recording Fee $ 2.00

John J. Talbot, Register

of Richmond

15330

PG 17