K 3646

Warranty Deed

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. 3D 11432
SEND TAX NOTICES TO: Murphree Mortgage Company
ADDRESS: 226 Third Avenue North, Nashville, Tennessee

For and in consideration of ------Ten and No/100 Dollars------($10.00) cash in hand paid by Albert W. Bryson and wife, Birdie M. Bryson, hereinafter referred to as the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Hickory Bend Construction Co., Inc., hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents does 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:

Being Lot No. 106 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County.

Said lot fronts 76.6 feet on the southerly side of Lakeland Drive and runs back 155.9 feet more or less on the westerly line and 162 feet more or less on the easterly line to the approximate center line of McCrory Creek on which it measures 71 feet.

Being part of the property conveyed to Hickory Bend Construction Co., Inc., by deed from Larchwood, Inc., as of record in Book 3403, page 88, said Register's Office.

This conveyance is made subject to the restrictions recorded in Book 3341, page 265; and to the easements and limitations shown on the Map of Record in Book 3300, page 38, Register's Office for said County.

THIS TRACT IS IMPROVED AND SHOWN ON TAX RECORDS AS:
3225 Lakeland Drive (No. / Street) Nashville, Tennessee (City / Zone / 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 GRANTEES, their heirs and assigns, forever. And the GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except for the 196 3 taxes which have been prorated and assumed by the GRANTEES and unless otherwise herein set out.

And the GRANTOR does covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Wherever 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 the GRANTOR has hereby caused this instrument to be executed by its duly authorized officer this 4th day of November, 196 3.

HICKORY BEND CONSTRUCTION CO., INC.

BY Randall Phillips
President TITLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ~~Mary Xx Coates~~ Rebecca H. Carver, a Notary Public of the State and County aforesaid, personally appeared Randall Phillips with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Hickory Bend Construction Co., Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Hickory Bend Construction Co., Inc. by himself as President.

Witness my hand and seal, at Nashville, Tennessee, this the 4th day of November 196 3.

My commission expires ~~XXXXXXXXXXXXXX~~ February 16, 1965

Rebecca H. Carver
Notary Public
Rebecca H. Carver

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE
Received for record this 8 day of NOV A.D. 1963 at 2:27 o'clock P M.
Recorded in Book 107 Page 129
Recording Fee $2.00
Register

Warranty Deed
From HICKORY BEND CONSTRUCTION CO., INC.
To ALBERT W. BRYSON, ET UX
(Murphree Mortgage Co.)

$15,450.00 96091

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