BK 3647

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $13,650.00
THIRTEEN THOUSAND, SIX HUNDRED, FIFTY AND NO/100 - - - - - - - - - - - - - DOLLARS
cash in hand paid by TURNER H. DARROW AND WIFE, PEGGY O. DARROW

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, James M. Fischer & Patterson Roney, a partnership, 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. 61 on the Map of Ranchwood Estates, Section Three, as of record in Book 3300, page 58, Register's Office for said County.

Said Lot No. 61 fronts 176.12 feet on the south side of Rosehill Drive and extends back between lines 400.7 feet on the east line and 370.3 feet on the west line to a dead line in the rear, which is a broken line, on which it measures 61.4 feet.

Being part of the same property conveyed to James M. Fischer and Patterson Roney, a partnership, d/b/a Fischer and Roney Construction Company, by deed from Hardcastle Developers, Inc., of record in Book 3404, page 371, 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 18th day of November, 19 63.

FISCHER AND RONEY CONSTRUCTION COMPANY
BY: James M. Fischer
James M. Fischer, 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, a partner in Fischer and Roney Construction Company

STATE TAX $ 20.98
PROBATE .50
TOTAL $ 20.98

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 Nashville Tennessee, this 18th day of November, 19 63.

NOV 1 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Commission expires February 1, 1965

A.M. Tenison
Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM
JAMES M. FISCHER & PATTERSON RONEY, A PARTNERSHIP, d/b/a FISCHER AND RONEY CONST. CO.
TO
Turner H. Darrow and wife, Peggy O. Darrow

GUARANTY MORTGAGE CO. OF NASHVILLE

NOV 19 1963 12:33 P.M. 107 206

$2.00

97785

Richmond, Virginia

BK 3647 PG 501