BK 3671

Book 3671 page 483

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten and No/100 --- ($10.00) --- DOLLARS

cash in hand paid by Horace Wayne Nicholson and wife, Shirley F. Nicholson

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, xx Berry Hill Development Company, Inc., a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

hereinafter referred to as the GRANTORS has ~~have~~ bargained and sold, and by these presents do es 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. 25 on the Plan of Berry Hill Subdivision, as of record in Book 3300, page 20, Register's Office for said County. Said Lot fronts 67 feet on the westerly side of Berry Hill Drive and runs back 251.9 feet on the south line and 251.3 feet on the north line to a dead line in the rear on which it measures 77.5 feet.

Being part of the property conveyed to Berry Hill Development Company, Inc., by deed from Robert M. Condra and wife, as of record in Book 3286, page 380, 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.

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 BERRY HILL DEVELOPMENT COMPANY, INC., a corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 16th day of December, 1963.

BERRY HILL DEVELOPMENT COMPANY, INC.

Attest: Frances Skelly (signature) By Robert M. Condra (signature)

Frances Skelly, Secretary Robert M. Condra, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Robert M. Condra and Frances Skelly with whom I am personally acquainted and who upon ~~oath~~ (their several oaths) acknowledged ~~(himself)~~ (themselves) to be the President and Secretary respectively of the Berry Hill Development Company, Inc. the within named bargainor, a corporation, and that ~~he~~ (they) as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert M. Condra as such President, and attesting the same by the said Frances Skelly as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of December, 1963

My commission expires February 1, 1965

(signature) Notary Public.

STATE TAX $ 18.98
PROBATE 50
TOTAL $ 19.48
DEC 16 1963
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY

Warranty Deed

From 3164

BERRY HILL DEVELOPMENT COMPANY, INC.

To

HORACE WAYNE NICHOLSON AND WIFE, SHIRLEY F. NICHOLSON

GUARANTY MORTGAGE CO. OF NASHVILLE

Rec. DEC 16 1963 12:00 o'clock Book 107 Page 451 Fee $ 2.00 Register

Richmond, Virginia

PG 483