BK 3674

WARRANTY DEED

For and in consideration of the sum of TEN AND----------00/100 ($10.00)---------- *DOLLARS*

cash in hand paid by the grantees herein; Vernan C. Pelton and wife, Ruby Frances Pelton, and other good and valuable considerations, the receipt of all of which is hereby acknowledged;

HICKORY BEND CONSTRUCTION COMPANY, INC., a Tennessee corporation, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* VERNON C. PELTON and wife, RUBY FRANCES PELTON, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Being Lot No. 13 of Block "A" on the Plan of Nashville Trust Company's Subdivision of the A. W. Shryer Property, as of record in Book 843, page 25, Register's Office for said County.
Said Lot No. 13 fronts 50 feet on the southerly side of Seymour Avenue and runs back 173 feet 9 inches on the westerly line and 174 feet 6 inches on the easterly line, to a dead line, measuring 50 feet thereon.
Being the same property conveyed to Hickory Bend Construction Company, Inc., a Tennessee corporation, by deed from Eddie Gammons and wife, of record in Book 3673, page 447, said Register's Office.

This conveyance is made subject to restrictions filed for record prior to February 15, 1950 in Book 1129, page 254, as amended by instrument of record in Book 1133, page 613, and an additional restriction recorded in Book 1133, page 613.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vernon C. Pelton and wife, Ruby Frances Pelton, their---------- *heirs and assigns, forever.*

And it does ~~I do~~ *covenant with the said* Vernon C. Pelton and wife, Ruby Frances Pelton *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And Hickory Bend Construction Company, a Tennessee corporation, does ~~I~~ *further covenant and bind* itself, its / successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Vernon C. Pelton and wife, Ruby Frances Pelton, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

Witness its *hand this* 9th *day of* January, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HICKORY BEND CONSTRUCTION CO., INC.

BY: Randall Phillips
Randall Phillips, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James S Pelluck Jr, *a Notary Public in and for said County and State,*

the within named bargainor , with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tennessee, *this day of* , 19

Notary Public

Commission expires

PG 145