BK 3679

TENNESSEE TITLE COMPANY

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

cash in hand paid by Gerald G. Maggart and wife, Melba J. Maggart

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~we~~ J. & G. Co., a Tennessee Corporation, with its principal office and place of business at Nashville, Tennessee, ~~has~~ have 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. 124 on the Plan of Hermitage Estates, as of record in Book 3300, pages 70 and 71, Register's Office for said County.
Said lot fronts 83.3 feet on the east side of Luree Lane and runs back 150 feet on the north line and 170 feet on the south line to a dead line in the rear measuring 74 feet thereon.
Being part of the property conveyed to J. & G. Co., by deed from A. H. Johnson, Trustee, as of record in Book 3429, page 58, 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 J. & G. CO., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 13th day of February, 1964.

Attest: Dodson Batson, Secretary

J. & G. Co.
By: Joe S. Roberts, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Joe S. Roberts and Dodson Batson with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the J. & G. Co. the within named bargainor, a corporation, and that (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 Joe S. Roberts as such President, and attesting the same by the said Dodson Batson as such Secretary.

STATE TAX $ 2093
PROBATE 50
TOTAL $ 2143

FEB 18 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Witness my hand and official seal at office at Nashville, Tennessee on this the 13th day of February, 1964

My commission expires February 1, 1965

A. M. Tenison, Notary Public.

TENNESSEE TITLE COMPANY

Warranty Deed

FROM J. & G. Co.

To GERALD G. MAGGART AND WIFE, MELBA J. MAGGART

WARRANTY DEED
STATE OF TENNESSEE
DAVIDSON COUNTY

Received for record this 18 day of FEB 1964 at 12:40 P.M. and recorded in Book 3679 Page 170

Recording Fee $ 2.00

Register

NSURANCE ION of Richmond, Virginia

PG 99