BK 3701

410

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ----------

Ten and No/100 ----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Miller Kimbrough, Trustee

have bargained and sold, and by these presents do transfer and convey unto the said H. H. Richardson and wife, Eva Richardson their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the Fourth Civil District of Davidson County, Tennessee, being a small triangular parcel of land lying immediately west of Lot No. 935 on the Plan of Hermitage Hills, Section Eight, as of record in Book 3600, page 24, Register's Office for said County, and described according to a copy of a survey by Couch and Mason, Surveyors, dated December 16, 1963, as follows:

Beginning at a concrete monument at the northwest corner of Lot No. 935 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee; thence with the northwesterly line of said Lot No. 935, South 23° 39' west 237.9 feet to an iron pin; thence along the east line of the property conveyed to Harry Richardson and wife, by deed from Moses McKissack and wife, of record in Book 3162, page 443, said Register's Office, North 4° 57' West 238.7 feet to an iron pin; thence South 74° 55' East 77.9 feet to the point of beginning.

Being part of the same property conveyed to Miller Kimbrough, Trustee, by deed from Margie Lee Hunter et vir, of record in Book 3314, page 485, Register's Office for Davidson County, Tennessee.

Commerce Union Bank, the lawful holder and owner of acertain indebtedness described in and secured by a Deed of Trust executed by Miller Kimbrough, Trustee to C. D. Rippy, Trustee, of record in Book 3013, page 250, Register's Office for said County, joins herein for the sole purpose of releasing the lien of said Deed of Trust upon the property herein described but no further otherwise.

ATTEST:
COMMERCE UNION BANK

[illegible] Asst Vice President

[illegible] Asst Cashier

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said H.H. Richardson and wife, Eva Richardson their heirs and assigns, forever.

And I do covenant with the said H. H. Richardson and wife, Eva Richardson that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Miller Kimbrough, Trustee do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said H. H. Richardson and wife, Eva Richardson their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 24th day of February, 19 64

Miller Kimbrough, Trustee

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