BK 3702

TENNESSEE TITLE COMPANY

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

cash in hand paid by Tyler Cox Mitchell and wife, Rebecca B. Mitchell

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged,

~~we~~ Hallmark Construction Company, a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee,

hereinafter referred to as the GRANTORS ~~have~~ has 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. 121 on the Plan of Candlestick Farms, Section I, as of record in Book 3300, page 56, Register's Office for said County.
Said Lot No. 121 fronts 110 feet on the west side of Greentree Drive and extends back 144 feet on the south line and 128 feet on the north line to a dead line in the rear, on which it measures 111.2 feet.
Being part of the property conveyed to Hallmark Construction Company, a Tennessee Corporation, by deed from B. F. Hill, Sr. and wife, of record in Book 3539, page 479, 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.
The 1964 taxes have been prorated and are hereby assumed by the purchasers.

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 Hallmark Construction Company, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 3rd day of March 1964.

Hallmark Construction Company
By: Charles L. Morris
Charles L. Morris, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, A. E. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Charles L. Morris with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President of the Hallmark Construction Company, the within named bargainor, a corporation, and that (he) as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Charles L. Morris as President and attesting the same by the said

Witness my hand and official seal at office at Nashville, Tennessee on this the 3rd day of March, 1964

My commission expires February 1, 1965

A. E. Tenison
Notary Public.

STATE TAX $ 25.80
PROBATE .50
TOTAL $ 26.30
MAR 5 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY

3

17114

Warranty Deed

From HALLMARK CONSTRUCTION COMPANY

To TYLER COX MITCHELL AND WIFE, REBECCA B. MITCHELL

GUARANTY MORTGAGE CO. OF NASHVILLE

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 5 day of MAR A.D. 1964 at 1:58 o'clock P M.
Book 1018 Page 249
Fee $ 2.00

of Richmon

PG 351