K 3761

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash paid by Robert E. Proctor and wife, Elma L. Proctor, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Village Builders, Inc., has

bargained and sold, and by these presents do transfer and convey unto the said Robert E. Proctor and wife, Elma L. Proctor

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Fortland Park, Section 1, addition 1, of record in Book 2854, page 68, Register's Office for said County.

Said Lot No. 37 fronts 85 feet on the easterly side of Riverside Drive and runs back between lines 119.1 feet on the northerly side and 166.1 feet on the southerly side to a broken line in the rear on which it measures 106.65 feet.

Being the same real property conveyed to Village Builders, Inc., by deed from Metropolitan Land Corporation, dated April 23, 1962, filed April 27, 1962, and recorded in book 3373, page 425, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert E. Proctor and wife, Elma L. Proctor their *heirs and assigns, forever.*

And it does *covenant with the said* Robert E. Proctor and wife, Elma L. Proctor *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 Village Builders, Inc., does *further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Robert E. Proctor and wife, Elma L. Proctor, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* its *hand this* 7th *day of* May, 1964, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

VILLAGE BUILDERS, INC.

By James A Jones
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *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 605