BK 3767

WARRANTY DEED *Mid-State Closing Co.*

For and in consideration of the sum of TEN AND NO/100 ---------- DOLLARS ($ 10.00),

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

I, BROWN TAYLOR, JR., TRUSTEE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto D. N. PARDUE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in the County, of Davidson State of Tennessee, described as follows:

A tract of land in the 4th Civil District of Davidson County, Tennessee described according to a copy of a survey made by Ralph W. C. Lambert, Surveyor, dated June 1, 1964, as follows:

BEGINNING at an iron pin in the northerly margin of Stewarts Ferry Pike, said pin being South 70° east 200 feet from an iron pin in line of Orville Earheart property; thence the following calls and distances: North 7° 45' west 1350.0 feet to an iron pin; north 87° 30' east 400.0 feet to an iron pin; south 8° east 1620.0 feet to an iron pin in the northerly margin of said Stewarts Ferry Pike; thence north 70° west 440 feet to the point of beginning, containing 12.93 acres.

This conveyance is made subject to the following restriction which shall be binding on the grantee, his heirs, and assigns for a period of 25 years from date: ANY dwelling constructed on the premises shall have a minimum living area of 1100 square feet floor space and shall be of quality construction.

Being part of the same property conveyed to Brown Taylor, Jr., Trustee, by deed from Nellie L. Owen, et al, of record in Book 3765, Page 20, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.
And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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, the Grantor has hereunto set his hand on this, the 5th day of June, 19 64

Brown Taylor, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Brown Taylor, Jr., Trustee the bargainor(s), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the fifth day of June, 19 64

My commission expires: August 3, 1964

Margaret R. Lance
Notary Public

WARRANTY DEED
From BROWN TAYLOR, JR., TRUSTEE
To D. N. PARDUE
35121

REGISTER'S OFFICE
STATE OF TENNESSEE }
DAVIDSON COUNTY }
Received for record 9 day of JUN A.D. 1964 at 11:58 o'clock A.M.
Recorded in Book 3767 Page 121
Recording Fee $ 2.00
Register
By Deputy Reg.

Mid-State Closing Co.
327 WEST MAIN ST.
HENDERSONVILLE, TENN. 37075

PG 121