BK 3768

WARRANTY DEED

For and in consideration of the sum of One ($1.00) ---------- *DOLLARS*

and the assumption of the balance of $26,523.88 due on a note to Prudential Insurance Company of America which note is secured by a mortgage on the described land.

We *have bargained and sold, and by these presents do transfer and convey unto the said* James M. Fite and wife, Mary Lou Fite, 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. 436, on the Plan of Hillsboro Park, Section IV, as of record in Book 2331, page 142, Register's Office for said County.

Said Lot No. 436 fronts 216 feet on the westerly side of Earlington Drive, and extends back between lines 225 ft on the northerly side and 215.8 feet on the southerly side, to a line in the rear on which it measures 216.1 feet thereon.

Being improved property and known as City No. 2017 Earlington Drive, (Forest Hills) Nashville, Tennessee.

Being the same property conveyed to Phillip Bacon and wife, Dorothy W. Bacon, by deed from Virgil E. Ryan and wife, Ilene E. Ryan, dated July 11, 1963 of record in Book 3610, page 454, Register's Office for Davidson County, Tennessee.

HILLSBORO PARK INC. joins in this instrument in full satisfaction of the said restrictions to signify its consent to this conveyance.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James M. Fite and wife, Mary Lou Fite, their *heirs and assigns, forever.*

And we *do covenant with the said* James M. Fite and wife, Mary Lou Fite *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,* except for Deed of Trust securing the note mentioned above which Deed of Trust is of record in Book 3623, page 329, Register's Office for Davidson County, Tennessee

And we, Phillip Bacon and wife, Dorothy W. Bacon *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James M. Fite and wife, Mary Lou Fite, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* our *hand* s *this* 18th *day of* June, 19 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HILLSBORO PARK INC

J. A. McGuire President

Phillip Bacon

Dorothy W. Bacon

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, EDGAR Jones, *a Notary Public in and for said County and State,* Phillip Bacon and wife, Dorothy W. Bacon

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee, this* 18th *day of* June, 19 64.

EDGAR JONES NOTARY PUBLIC DAVIDSON CO. TENN.

Edgar Jones *Notary Public*

Commission expires My Commission Expires Aug. 19, 1967

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