X-7998 Map 150 pc

WARRANTY DEED

FROM

Shufeld Company

TO

Luther C. Webb, Jr. et ux

Attorneys TITLE COMPANY, INC.
NASHVILLE, TENN.

40414

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 6 4 03 PM '64

NOTED BOOK 109 PAGE 444
RECORDING FEE $ 2.00
DEP. REG. M

STATE TAX $ 2.25
PROBATE 50
TOTAL $ 2.75

JUL 6 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID JUL 6 1964

CC

WARRANTY DEED ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: Luther C. Webb, Jr. and wife, Mary Jane Webb
ADDRESS: Willard Drive, Nashville, Tennessee

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,

Shufeld Company, a Tennessee corporation, has ~~have~~ does bargained and sold, and by these presents ~~do~~ transfer and convey unto the said Luther C. Webb, Jr. and wife, Mary Jane Webb, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 16 on the Plan of Haywood Acres, Section 5, as of record in Book 3106, page 67, Register's Office for said County.

Said Lot No. 16 fronts 155 feet on the southwesterly side of Willard Drive, and extends back between lines, 293.5 feet on the northwesterly line, and 206.1 feet on the southeasterly line to a dead line in the rear, which is a broken line, measuring 227.5 feet.

Being part of the same property conveyed to Shufeld Company by deed from Nolensville Realty Company, of record in Book 2902, page 255, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3314, page 202, Register's Office for Davidson County, Tennessee; Owner's Certificate, a 150 foot minimum building setback line from Willard Drive, and a 10 foot easement for public utility purposes along the rear line of said lot, and 2.5 x 25 foot utility anchor easements located at both front corners of the lot, as shown on plan of record in Book 3106, page 67, Register's Office for Davidson County, Tennessee.

The above property is unimproved.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Luther C. Webb, Jr. and wife, Mary Jane Webb, their heirs and assigns, forever.

And it does covenant with the said Luther C. Webb, Jr. and wife, Mary Jane Webb 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., except by restrictive covenants of record in Book 3314, page 202, Register's Office for Davidson County, Tennessee; Owner's Certificate, setback lines and easements as above set forth, and taxes for the year 1964, subject to which this conveyance is executed.

And Shufeld Company, a Tennessee corporation, do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Luther C. Webb, Jr. and wife, Mary Jane Webb, their heirs and assigns against the lawful claims of all persons whomsoever.

EXECUTED this 30th day of June, 1964

SHUFELD COMPANY

BY: Ted Shufeld
President

ATTEST:

I. R. Schulman
Secretary

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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 _____

STATE OF _____
County of _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the 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 _____, this _____ day of _____, 19____.

_____, Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Lawrence E Levine, a Notary Public within and for the State and County aforesaid, personally appeared Ned Feldman and I. R. Schulman with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the President and Secretary respectively of the Shufeld Company the within named bargainor, a corporation, and that (he) as such President and Secretary, being (they) authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Ned Feldman as such President, and attesting the same by the said I. R. Schulman as such Secretary

Witness my hand and official seal at office at Nashville on this the 30th day of June, 1964

My commission expires October 30, 1966

Notary Public