3765 R.D. 587

STATE OF }
COUNTY OF }

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 ....., this ..... day of ....., 19.....

..... Notary Public

Commission expires .....

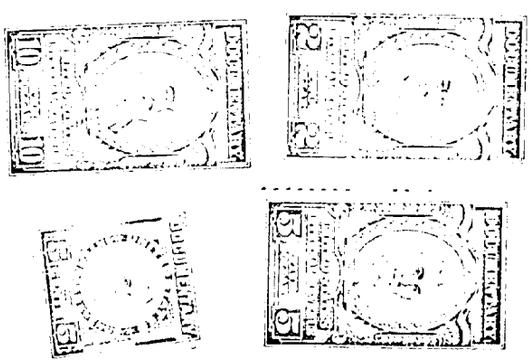
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared James S. Jones, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the Village Builders, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 2nd day of July, 19 64.

..... Notary Public

Commission expires 6-27-1965



STATE TAX $ 22.88
PROBATE .50
TOTAL $ 23.38

JUL 9 1964

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

PAID JUL 9 1964
cc

875.250.CO G 172288

WARRANTY DEED

FROM

VILLAGE BUILDERS, INC.

TO

Manuel D. Edwards, Jr., et ux,

Carol V. Edwards

41065

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN.

JUL 9 2 59 PM '64

NOTE BOOK 109 PAGE 275
RECORDING F. 2.00
DEP. REG. .50

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building
S. W. Cor. Third & Union
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.

WARRANTY DEED BOOK 3788 PAGE 588

For and in consideration of the sum of TEN AND NO/100 *DOLLARS* Cash paid by Manuel D. Edwards, Jr. and wife, Carol V. Edwards, 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* Manuel D. Edwards, Jr. and wife, Carol V. Edwards 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. 276 on the Plan of Portland Park, Section 1, Addition 1, of record in book 2900, page 61, Register's Office for said County.

Said lot No. 276 fronts 80 feet on the northerly side of Portland Drive and runs back between lines 235.6 feet on the westerly line and 273.0 feet on the easterly line to a dead line in the rear on which it measures 135.6 feet.

Being part of the real property conveyed to Village Builders, Inc. by deed from Mutual Mortgage and Insurance Corporation, dated December 17, 1963, filed December 18, 1963, and recorded in book 3671, page 445, 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 Manuel D. Edwards, Jr. and wife, Carol V. Edwards their *heirs and assigns, forever.*

And it does *covenant with the said* Manuel D. Edwards, Jr. and wife, Carol V. Edwards *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, heirs and representatives, *to warrant and forever defend the title to the said land to the said* Manuel D. Edwards, Jr. and wife, Carol V. Edwards, their *heirs and assigns against the lawful claims of all persons, whomsoever. Witness* its *hand this* 2nd *day of* July, 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.*

VILLAGE BUILDERS, INC.

X James L. 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 .....

[redacted]