BOOK 3844 PAGE 62

Map 25-12
Par. 78

M.O.

WARRANTY DEED — ATTORNEYS TITLE COMPANY

INFORMATION FOR METROPOLITAN TAX ASSESSOR: Tax Parcel No. _____
SEND TAX NOTICES TO: CHARLES L. LIGGETT
ADDRESS: 620 WADE CIRCLE GOODLETTSVILLE, TENN.

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 receipt of which is hereby acknowledged.

HARDCASTLE DEVELOPERS, INC., A Tennessee Corporation
has
~~have~~ bargained and sold, and by these presents do transfer and convey unto the said
CHARLES L. LIGGETT and wife, NELLE FRYER LIGGETT
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Ranchwood Estates, Section II, Goodlettsville, Tennessee, and of record in Plat Book 3600, page 67, Register's Office for Davidson County, Tennessee.

SAID LOT NO. 20 fronts 80 feet on the Northerly side of Connor Drive and runs back between lines 424.8 feet on the Easterly line and 384.8 feet on the Westerly line to a deadline in the rear upon which it measures 132.7 feet thereon.

BEING a portion of the same property conveyed to HARDCASTLE DEVELOPERS, INC., by deed of record in Book 2906, page 281 and 2902, page 41, Register's Office for Davidson County, Tennessee.

THIS property is conveyed subject to building restrictions as of record in Book 3717, page 240, R.O.D.C., Tennessee.

NOTE: Release of Lien of Installment Deed, We, Ben B. Cunningham and wife, Leona F. Cunningham, being the true and lawful holder and owner of the entire indebtedness described in and secured by lien retained in Installment Deed from us to Hardcastle Developers, Inc. of record in Book 2906, page 281, of the Register's Office for Davidson County, Tennessee, to which reference is here made and for a valuable consideration hand in paid do hereby release and discharge said lien as to the aforementioned property being Lot No. 20

of Ranchwood Estates, Section II, City of Goodlettsville, BUT NO FURTHER OR OTHERWISE.

NOTE: This property is conveyed subject to Public Utility easements and other easements of record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said CHARLES L. LIGGETT and wife, NELLE FRYER LIGGETT their heirs and assigns, forever.

And it does covenant with the said CHARLES L. LIGGETT and wife, NELLE FRYER LIGGETT 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 it, HARDCASTLE DEVELOPERS, INC. do further covenant and bind itself, its successors and assigns, heirs and representatives, to warrant and forever defend the title to the said land to the said CHARLES L. LIGGETT and wife, NELLE FRYER LIGGETT their heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 19 day of SEPTEMBER, 1964

HARDCASTLE DEVELOPERS, INC.

BY: H. A. Swift, Vice President

ATTEST: Margaret Craig Swift, Secretary

Ben B. Cunningham

Leona F. Cunningham

Illegibility of Writing, Typing or Printing in the Document Unsatisfactory When Received.

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben B. Cunningham and wife, Leona F. Cunningham

the bargainors, 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 GOODLETTSVILLE, Tennessee, this 12 day of SEPTEMBER, 1964.

Notary Public

Commission Expires 2-16-66

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, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. A. SWIFT and MARGARET CRAIG SWIFT ~~(his oath)~~ ~~XXXXX~~ (himself) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the VICE PRESIDENT and SECRETARY respectively of the HARDCASTLE DEVELOPERS, INC. the within named bargainor, a corporation, and that ~~(he)~~ (they) as such VICE PRESIDENT and SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. A. SWIFT as such VICE PRESIDENT, and attesting the same by the said MARGARET CRAIG SWIFT as such SECRETARY

Witness my hand and official seal at office at GOODLETTSVILLE on this the 12 day of SEPTEMBER, 1964

My commission expires 2-16-66

Notary Public

RECORDER'S MEMO:

~~Legibility of Writing, Typing or Printing in This~~ Document Unsatisfactory When Received.

STATE TAX $ 3.25
PROBATE .50
TOTAL $ 4.25

DEC 21 1964

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

PAID DEC 21 1964 CT

WARRANTY DEED

FROM

HARDCASTLE DEVELOPERS, INC.

TO

CHARLES L. LIGGETT, ET UX

Mail to 620 Wade Cove Brentwood Tenn

62592

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 21 10 31 AM '64
NOTE PD. 110 PAGE 602
RECORDING FEE 2.25
DEP. REG. 2

Attorneys TITLE COMPANY, INC.

2.25