BOOK 4576 PAGE 672

This Instrument prepared by:
JOHNSON & EDWARDS
Attorneys at Law
800 Stahlman Bldg,
Nashville, Tenn, 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Virgil Reece, et ux	SAME	
(NAME)	(NAME)	
mail 114 Two Mile Parkway		Map 35-12
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Grid 25
Goodlettsville, Tenn		24
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

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

Hardcastle Developers, Inc., a Tennessee corporation, Grantor, herein, *have bargained and sold, and by these presents do transfer and convey unto the said* Virgil Reece and wife, Lizzie Mae Reece, Grantees, herein, 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. 25, according to a plat of Ranchwood Estates, Section II, as of record in Plat Book 3600, Page 67, Register's Office for Davidson County, Tennessee.
SAID Lot No. 25 fronts 155 feet on the southerly side of Connor Drive and runs back between lines, 395.3 on the westerly side and 425 feet, more or less, on the easterly line to a dead line in the rear, upon which it measures 72.8 feet thereon.
BEING a portion of the same property conveyed to Hardcastle Developers, Inc., by deeds of record in Book 2906, Page 281, and Book 2902, Page 41, Register's Office Davidson County, Tennessee.

NOTE: This property is conveyed subject to all building restrictions and easements apparent and of record.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their *heirs and assigns, forever.*

And Grantor es *do covenant with the said* Grantees *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 Grantor *do further covenant and bind* itself, its successors ~~XXXX~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand* ~~or~~ *and* ~~seal~~ *this the* 8th *day of* January, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on this the day and date.*

The actual consideration or value of the property (whichever is greater) is $ 3,000.00 which is equal to or greater than the property would bring at a forced sale.

HARDCASTLE DEVELOPERS, INC.
BY: Sidney L. King
Sidney L. King - President

Dorothy P. King
Dorothy P. King, Secretary-Treasurer

Sworn to and subscribed before me this 8th day of January, 19 71

Ruth Terrell NOTARY PUBLIC

My commission expires: 8/19/74.

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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 .....

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $3,000.00. Affiant Mrs. Virgil Reece

Subscribed and sworn to before me this 15th day of Feb. 1972

Deputy Register C. O. Williams

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Sidney L. King and Dorothy P. King with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary Treasurer of the Hardcastle Developers, Inc. the within named bargainor, a corporation, and that they as such President & Secretary-Treasurer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Sidney L. King, President and Dorothy P, King, Secretary-Treasurer of Hardcastle Developers, Inc.

Witness my hand and seal, at office in ....., this 5th day of January, 19 71

Ruth Sorrell Notary Public

Commission expires 8-19-74

FEB15'72 CONV *3,000.00
FEB15'72 S'TAX A* 7.80
FEB15'72 PR'FEE A* .50
FEB15'72 W'DEED A* 4.00 * 12.30

WARRANTY DEED

FROM Hardcastle Developers, Inc.

TO Virgil Reece, et ux

B 48556

IDENTIF. REFERENCE

FEB 15 12 13 PM '72

FEE ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee