BK 2643

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of TEN THOUSAND EIGHT HUNDRED AND NO/100 ----------

----------($10,800.00)---------- DOLLARS

Cash in hand paid by Augustus Copeland and wife, Vola Ann Copeland, the receipt of which is hereby acknowledged,

Radnor Lumber Company,
a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said Augustus Copeland and wife, Vola Ann Copeland

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. 52, Strasser Drive on the map of Tusculum Fields Subdivision, as of record in Book 2330, page 16, Register's Office for said County, described as follows:

Beginning at a point in the north margin of Strasser Drive at the corner of Lots 51 and 52; thence with the line between said lots northwardly 120 feet to a concrete monument thence with the line between lots 52 and 53, eastwardly 120.4 feet to a point in the west margin of Pearson Place thence with the margin of the same southwardly 93 feet to a point, the beginning of a curve, thence around said curve southwestwardly 39.27 feet to a point in the north margin of Strasser Drive, thence with the margin of the same westwardly 95 feet to the beginning.

Being part of the same property conveyed to Radnor Lumber Company, a Tennessee Corporation by deed from Hermitage Homes, Inc., of record in Book 2603, page 473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and setback lines applicable to the above described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Augustus Copeland and wife, Vola Ann Copeland their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Augustus Copeland and wife, Vola Ann Copeland 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 1957 taxes which have been prorated and are hereby assumed by the purchasers.

And Radnor Lumber Company does/~~do~~ further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Augustus Copeland and wife, Vola Ann Copeland their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF RADNOR LUMBER COMPANY, a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 4th day of April, 1958

RADNOR LUMBER COMPANY

BY: Sam F. Coleman

Sam F. Coleman, President

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 office, this 3rd day of _____, 19__

Commission expires _____ Notary Public

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