BK 2643

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

**WARRANTY DEED**

**For and in consideration of the sum of** Thirteen Thousand One Hundred and No/100 ----------
----------$13,100.00 ----------**DOLLARS**
Cash in hand paid by Charles E. Arbuckle and wife, Helen Arbuckle, 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 Charles E. Arbuckle and wife, Helen Arbuckle

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. 11 on the Plan of Whispering Hills, Section I, as of record in Book 2331, page 82, Register's Office for said County.
Said Lot No. 11 fronts 90 feet on the westerly side of Durrett Drive, and runs back between lines, measuring 227 feet on the northerly line and 196 feet on the southerly line, to the rear line measuring 95.2 feet thereon.
Being part of the same property conveyed to Radnor Lumber Company, a Tennessee Corporation, by deed from Woodbine Homes, Inc., of record in Book 2603, page 35, said Register's Office.

This conveyance is made subject to Restrictive covenants of record in Book 2481, page 499, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 2331, page 82, said Register's Office, which shows a 100 foot building setback line from Durrett Drive, and a 10 foot easement for public utilities along the rear line.

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 E. Arbuckle and wife, Helen Arbuckle their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Charles E. Arbuckle and wife, Helen Arbuckle 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 do/~~does~~ further covenant and bind itself, its successors ~~and assigns~~ and representatives, to warrant and forever defend the title to the said land to the said Charles E. Arbuckle and wife, Helen Arbuckle 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 5th day of April, 1957.

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 _____ day of _____, 19__

Commission expires _____ Notary Public

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