BK 2806

WARRANTY DEED — THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($2,400.00)
Two Thousand Four Hundred and No/100 - - - - - - - - - - - - DOLLARS

Cash in hand paid by JOHN McGRADY, JR., AND WIFE, EDNA HAILEY McGRADY, THE receipt of which is hereby acknowledged,

Consolidated Developments, Inc., a corporation organized and existing under the laws of the State of Tennessee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said John McGrady, Jr., and wife, Edna Hailey McGrady,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 204 on the Plan of Charlotte Park, Section III, as of record in Book 2663, page 70, Register's Office for Davidson County, Tennessee.

Said Lot No. 204 fronts 100.0 feet on the southwesterly side of Henry Ford Drive, and extends back 178.8 feet on the northwesterly side and 168.0 feet on the southeasterly line, to a line in the rear on which it measures 21.1 feet.

Being part of the property conveyed to Consolidated Developments, Inc., by deed from H. E. Winkler and wife, Hazel Johnson Winkler, of record in Book 2591, page 274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2663, page 70, and restrictions of record in Book 2803, page 210, both Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John McGrady, Jr., and wife, Edna Hailey McGrady, their heirs and assigns, forever.

And Consolidated Developments, Inc. ~~do~~ covenants with the said John McGrady, Jr., and wife, Edna Hailey McGrady 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 by taxes for the year 1958 which are assumed by the grantor.

And Consolidated Developments, Inc., successors ~~do~~ further covenant and binds itself, its ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said John McGrady, Jr., and wife, Edna Hailey McGrady, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Consolidated Developments, Inc., has caused this Instrument to be executed by its duly authorized officers this the 22nd day of September, 1958

Witness hand this day of 19

ATTEST: CONSOLIDATED DEVELOPMENTS, INC.

W. E. Richardson, Jr., Sec'y. Thomas C. Summers, President

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