K 2880

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND THREE HUNDRED AND NO/100 - ($8,300.00) - - - - - - - - - - - - - -*DOLLARS*

Cash in hand paid by Robert T. Winters and wife, Elizabeth O. Winters, and Bobby R. Winters, the receipt of which is hereby acknowledged,

B & D Development Company
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has *bargained and sold, and by these presents* does *transfer and convey unto the said* Robert T. Winters and wife, Elizabeth O. Winters and Bobby R. Winters, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:*

Part of Lot No. 112 on the Plan of E. T. Brown's Subdivision of lots Nos. 21 to 26 inclusive, in Brownsville Addition, as of record in Book 332, page 91, Register's Office for said County, described according to a survey made by Hal R. Swann, Jr., Surveyor, January 17, 1959, as follows:

Beginning on the southwesterly margin of Douglas Avenue, as now located, at a point 110 feet northwest of the westerly margin of Scott Avenue; thence with the southwesterly margin of Douglas Avenue, northwestwardly 55 feet to an iron pin in the easterly line of Lot No. 111; thence with said line, southwardly 133.6 feet to the northerly margin of an alley; thence with said alley, eastwardly 50 feet to a point 100 feet west of the westerly margin of Scott Avenue, the corner of lots Nos. 112 and 113; thence with the line between said two lots, northwardly 110.8 feet to the beginning.

Being part of the real property conveyed to B & D Development Company, a Tennessee corporation, by deed from Houston-McCord Realty Company, dated July 14, 1958, filed August 5, 1958, and recorded in Book 2799, page 245, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert T. Winters and wife, Elizabeth O. Winters, and Bobby R. Winters, their *heirs and assigns, forever.*

And it does *covenant with the said* Robert T. Winters and wife, Elizabeth O. Winters, and Bobby R. Winters *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 B & D Development Company *does further covenant and bind* itself, its successors *and representatives, to warrant and forever defend the title to the said land to the said* Robert T. Winters and wife, Elizabeth O. Winters, and Bobby R. Winters, their *heirs and assigns against the lawful claims of all persons, whomsoever.*

IN WITNESS WHEREOF B & D DEVELOPMENT COMPANY, A Corporation aforesaid has caused this instrument to be executed by its duly authorized officers this 5th day of March, 1959.

B & D DEVELOPMENT COMPANY

ATTEST:

[signature]
Evelyn Strasser, Secretary

By [signature]
W. L. Bainbridge, Jr., President

(Corporation Acting Without Seal)

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.*

....*Tennessee,*

Witness my hand and official seal at..

this .... *day of*.............................., *19*......

....*Notary Public*

Commission expires..

PG 93