K 2906

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

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

Cash in hand paid by William H. Kern and wife, Mildred Kern, 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 do/es transfer and convey unto the said William H. Kern and wife, Mildred Kern

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

Being Lots Nos. 89 and 91 of Block 60, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County.

Said lot Nos. 89 and 91 front together 50 feet on the easterly side of 45th Avenue North, formerly 4th Street and run back between parallel lines 105.5 feet to an alley.

Being part of the real property conveyed to B & D Development Company by deed from W. L. Bainbridge, Jr. and wife, dated December 22, 1958, filed January 6, 1959, and recorded in Book 2861, page 191, 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 William H. Kern and wife, Mildred Kern their heirs and assigns, forever.

And it does covenant with the said William H. Kern and wife, Mildred Kern 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 do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said William H. Kern and wife, Mildred Kern 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 19th day of May, 1959.

B & D DEVELOPMENT COMPANY

ATTEST: Evelyn Strasser
Secretary - Evelyn Strasser

By W. L. Bainbridge Jr.
W. L. Bainbridge, Jr. President

(Corporation acting without seal)

PG 619