BK 2924

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND FOUR HUNDRED AND NO/100------
----------($ 9,400.00)---------- DOLLARS

Cash in hand paid by Robert Lee Garner and wife, Betty Sales Garner, the receipt of which is hereby acknowledged,

RICHLAND DEVELOPMENT 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/transfer and convey unto the said Robert Lee Garner and wife, Betty Sales Garner their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being lot No. 1 on the Plan of Cumberland Gardens, as of record in book 2900, pages 3 and 4, Register's Office for said County.

Said Lot No. 1 fronts 55 feet on the northerly side of Buchanon Street and extends back 150 feet on the easterly line and 160.4 feet on the westerly line, to a dead line, measuring 52.4 feet thereon.

Being part of the real property conveyed to Richland Development Company, by deed from W. L. Bainbridge, Jr. and wife, dated June 15, 1959, filed June 16, 1959, and recorded in book 2910, page 629, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines which are 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 Robert Lee Garner and wife, Betty Sales Garner their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Robert Lee Garner and wife, Betty Sales Garner 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 Richland Development Company do/es further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Robert Lee Garner and wife, Betty Sales Garner their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF RICHLAND DEVELOPMENT COMPANY, A Corporation aforesaid ~~Witness xxxxxxxxxxx hand xxxxxx this xxxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxxxxxxx 19xxxx~~ has caused this instrument to be executed by its duly authorized officers this 25th day of June, 1959.

RICHLAND DEVELOPMENT COMPANY

ATTEST: Evelyn Strasser
Evelyn Strasser, Secretary
~~(Corporation Acting Without Seal)~~

BY: W. L. Bainbridge, Jr.
W. L. Bainbridge, Jr., 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 executed the within instrument for the purposes therein co

Witness my hand and official seal at office, this _____ day of _____, 19____

Commission expires _____ Public

DOCUMENTARY UNITED STATES INTERNAL REVENUE 10 CENTS DOLLARS 10

DOCUMENTARY 10 CENTS 10

DOCUMENTARY 5 CENTS 5

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