BK 2930

G. 153192

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND FOUR HUNDRED AND NO/100 ------------------------ -($8,400.00) --------------- DOLLARS

Cash in hand paid by Oscar Lee Biggers and wife, Earleen Biggers, 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 does transfer and convey unto the said Oscar Lee Biggers and wife, Earleen Biggers,

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. 42 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. 42 fronts 52 feet on the northerly side of Aspen Drive and extends back 141 feet on the easterly line and 148.1 feet on the westerly line to a dead line, measuring 63 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 Oscar Lee Biggers and wife, Earleen Biggers, their heirs and assigns, forever.

And it does ~~we~~ covenant with the said Oscar Lee Biggers and wife, Earleen Biggers 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 does further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Oscar Lee Biggers and wife, Earleen Biggers their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF RICHLAND DEVELOPMENT COMPANY, A Corporation aforesaid has caused this instrument to be executed by its duly authorized officers this 2nd day of July, 1959.

RICHLAND DEVELOPMENT COMPANY

ATTEST: Evelyn Strasser
Evelyn Strasser, Secretary

BY: W. L. Bainbridge, Jr.
W. L. Bainbridge, Jr., President

(Corporation acting without Seal)

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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