K 2956

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100-------
----------($8,500.00)----------DOLLARS

Cash in hand paid by Henry J. Wilkins and wife, Ella D. Wilkins, the receipt of which is hereby acknowledged, I,

W. L. BAINBRIDGE, III

have bargained and sold, and by these presents do transfer and convey unto the said Henry J. Wilkins and wife, Ella D. Wilkins, 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. 81 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 3, Register's Office for Davidson County, Tennessee .

Said Lot No. 81 fronts 56.0 feet on the northerly margin of Vance Avenue and extends back 158.1 feet on the easterly line and 149.2 feet on the westerly line to a dead line in the rear, measuring 51.6 feet thereon.

Being a part of the property conveyed to W. L. Bainbridge, III, by warranty deed from W. L. Bainbridge, Jr., and wife, Julia W. Bainbridge, as of record in Book 2921, page 1, Register's Office for Davidson County, Tennessee.

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 Henry J. Wilkins and wife, Ella D. Wilkins their heirs and assigns, forever.

And I do covenant with the said Henry J. Wilkins and wife, Ella D. Wilkins that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, W. L. Bainbridge, III' do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Henry J. Wilkins and wife, Ella D. Wilkins their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 13th day of August, 1959

W. L. Bainbridge, III

STATE OF TENNESSEE
Davidson County

Personally appeared before me, B. B. Doubleday, Jr., a Notary Public in and for said County and State, the within named W. L. Bainbridge, III

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 13 day of August 19 59

My Commission expires Oct. 28, 19561

B. B. Doubleday, Jr.
Notary Public

PG 309