K 2962

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($750.00)- -

SEVEN HUNDRED FIFTY & NO/100- DOLLARS

CASH IN HAND paid by Elmore C. Biederman, Sr. and wife, Mildred C. Biederman,

Receipt of which is hereby acknowledged,

Wedgewood Builders, Inc.,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said ELMORE C. BIEDERMAN, SR. AND WIFE, MILDRED C. BIEDERMAN,

their ~~his~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 546 and the southwesterly 35 feet of Lot No. 545 on the Map of Cloverhill Subdivision, Section VIII, as of record in Book 2331, page 10, Register's Office for said County.

Said Lot No. 546 fronts 90 feet on the southeasterly side of Crosswood Drive, and extends back 252.0 feet on the northeasterly line and 197.7 feet on the southwesterly line, to a line in the rear on which it measures 151 feet.

Said southwesterly 35 feet of Lot No. 545 fronts 35 feet on the southeasterly side of Crosswood Drive, and extends back 252.0 feet on the southwesterly line, being the common line between lots Nos. 545 and 546, and 280 feet, more or less, on the northeasterly line, being the southwesterly margin of the part of said Lot No. 545 conveyed to Robert F. Colquette and wife from Wedgewood Builders, Inc., by deed of record in Book 2695, page 403, said Register's Office, to a dead line in the rear.

Being part of the property conveyed to Wedgewood Builders, Inc. by deed from J. R. Coarsey, Trustee, of record in Book 2652, page 348, said Register's Office.

Any house constructed on said property must be veneered with brick, or other stone, at least one-half way up outside walls.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elmore C. Biederman, Sr. and wife, Mildred C. Biederman, their heirs and assigns, forever.

And it does do covenant with the said Elmore C. Biederman, Sr. and wife, Mildred C. Biederman 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 Wedgewood Builders, Inc., does successors and assigns ~~its representatives~~ further covenant and bind itself, its ~~successors and representatives~~, to warrant and forever defend the title to the said land to the said Elmore C. Biederman, Sr. and wife, Mildred C. Biederman, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hand s this 24th day of July, 19 59

Attest: Evon Richardson

Secretary-Treasurer

WEDGEWOOD BUILDERS, INC.

H H Richardson

President

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