K 2962

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED AND NO/100------
----------($8,600.00)---------- DOLLARS

Cash in hand paid by Mamie Reynolds, the receipt of which is hereby acknowledged, I,

W. L. BAINBRIDGE, III, Unmarried

have bargained and sold, and by these presents do transfer and convey unto the said Mamie Reynolds her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 79 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. 79 fronts 57.80 feet on the north margin of Vance Avenue and runs back 155.0 feet on the east line and 159.2 feet on the west line to a dead line, measuring 26.6 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 Mamie Reynolds her heirs and assigns, forever.

And I do covenant with the said Mamie Reynolds 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 Mamie Reynolds her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 30 day of September, 19 59

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, Unmarried, the bargainor, 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 30 day of September 1959

Commission expires Oct. 28, 1961

B. B. Doubleday, Jr. Notary Public

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