BK 2963

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 David F. Pruitt and wife, Josephine J. Pruitt, 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 David F. Pruitt and wife, Josephine J. Pruitt,

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. 36 on the Map of Cumberland Gardens Subdivision, as of record in Book 2900, page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 61.36 feet on the north margin of Aspen Drive and runs back 148.1 feet on the east line and 140.0 feet on the west line to a dead line, measuring 36.25 feet thereon.

Being a part of the property conveyed to Richland Development Company by warranty deed from W. L. Bainbridge, Jr., and wife, Julia W. Bainbridge, as of record in Book 2910, page 629, 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 David F. Pruitt and wife, Josephine J. Pruitt, their heirs and assigns, forever.

And it does ~~its~~ covenant with the said David F. Pruitt and wife, Josephine J. Pruitt, 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 further covenant and bind itself, its successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said David F. Pruitt and wife, Josephine J. Pruitt, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, RICHLAND DEVELOPMENT COMPANY, A Corporation aforesaid, ~~Witness [illegible] signature~~ has caused this instrument to be executed by its duly authorized officers this 2nd day of Oct. 1959.

ATTEST: RICHLAND DEVELOPMENT COMPANY

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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