K 2995

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND TWO HUNDRED AND NO/100-------
----------($9,200.00)---------- DOLLARS

Cash in hand paid by Elsie M. Scales, unmarried, The receipt of which is hereby acknowledged, I,

THOMAS N. BAINBRIDGE, Unmarried,

have bargained and sold, and by these presents do transfer and convey unto the said Elsie M. Scales, 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. 97 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. 97 fronts 51.0 feet on the westerly margin of O'Neal Drive and runs back 123.7 feet on the north line and 109.1 feet on the south line to a dead line, measuring 70.5 feet thereon.

Being a part of the property conveyed to Thomas N. Bainbridge by warranty deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, as of record in Book 2910, Page 625, 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 Elsie M. Scales her heirs and assigns, forever.

And I do covenant with the said Elsie M. Scales, 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, Thomas N. Bainbridge, Unmarried, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Elsie M. Scales, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23 day of November, 1959

Thomas N Bainbridge

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 Thomas N. Bainbridge, 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 23 day of November, 1959

Commission expires Oct. 28, 1961

B. B. Doubleday, Jr.
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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