K 2995

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 Allen C. Fuqua and wife, Ruby S. Fuqua, 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 Allen C. Fuqua and wife, Ruby S. Fuqua, 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. 85 on the Plan of Cumberland Gardens, as of record in Book 2900, Pages 3 and 4, Register's Office for said County.

Said Lot No. 85 fronts 80 feet on the southeasterly side of O'Neal Drive and extends back 115 feet on the northeasterly line and 81.3 feet on the southwesterly line to a dead line, measuring 56.1 feet thereon.

Being part of the real property conveyed to Thomas N. Bainbridge, by deed from W. L. Bainbridge, Jr. and wife, dated June 15, 1959, filed June 16, 1959, and recorded in Book 2910, Page 625, said Register's Office.

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 Allen C. Fuqua and wife, Ruby S. Fuqua, their heirs and assigns, forever.

And I do covenant with the said Allen C. Fuqua and wife, Ruby S. Fuqua, 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 Allen C. Fuqua and wife, Ruby S. Fuqua, their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 20 day of November, 19 59

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 20 day of November, 19 59

Commission expires Oct. 28, 1961

B B Doubleday Jr
Notary Public

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