BK 2999

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($2,765.00)
Two Thousand Seven Hundred Sixty-Five and No/100 - - - - DOLLARS
Cash in hand paid by
M. M. COLEMAN, A. W. TERRELL, AND G. H. TODD,
the receipt of which is hereby acknowledged,
Consolidated Developments, Inc., a corporation organized and existing under the laws of the State of Tennessee,
has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said
M. M. COLEMAN, A. W. TERRELL AND G. H. TODD, their
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 535 on the Map of Charlotte Park, Section VIII, as of record in Book 2900, pages 45 and 46, Register's for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 535 fronts 68.2 feet on the northerly side of Thunderbird Drive, and extends back 127.2 feet on the westerly line and 142.2 feet on the easterly line, to an irregular line in the rear on which it measures 77.0 feet.

Being part of the property conveyed to Consolidated Developments, Inc., by deed from H. E. Winkler and wife, Hazel Johnson Winkler, of record in Book 2591, page 274, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements of record in Book 2900, pages 45 and 46, and restrictions of record in Book 2965, page 606, both Register's Office of Davidson County, Tennessee; and to the rights, conditions, obligations and restrictions in regard to the use of a sewerage system, stated in an agreement between Consolidated Developments, Inc., and the City of Nashville, of record in Book 2593, page 566, Register's Office of Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said M. M. Coleman, A. W. Terrell and G. H. Todd, their heirs and assigns, forever.

And Consolidated Developments, Inc., ~~covenants~~ with the said M. M. Coleman, A. W. Terrell & G. H. Todd, 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 Consolidated Developments, Inc., further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said M. M. Coleman, A. W. Terrell and G. H. Todd, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Consolidated Developments, Inc., has caused this instrument to be executed by its duly authorized officers on this the 21st day of December, 1959.

Witness hand this day of 19

ATTEST: CONSOLIDATED DEVELOPMENTS, INC.

W. E. Richardson, Jr., Sec'y. Thomas C. Summers, President

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