BK 3032

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of NINE THOUSAND FOUR HUNDRED AND NO/100-----
----------($ 9,400.00)---------- DOLLARS
Cash in hand paid by W. D. Donnell and wife, Irma J. Donnell, the receipt of which is hereby acknowledged,

B & D DEVELOPMENT COMPANY
A Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said W. D. Donnell and wife, Irma J. Donnell,
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. 10 on the Map of Shelby Heights Subdivision, Section II, as of record in Book 2854, page 5, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 borders 30 feet on the southerly margin of Ozark Street and 84.05 feet on the northerly margin of Davidson Street, and extends between the two, 161.7 feet on the easterly line, and 176.5 feet, more or less, on the westerly line.

Being a part of the property conveyed to B & D Development Company by warranty deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, as of record in Book 2928, page 177, 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 W. D. Donnell and wife, Irma J. Donnell,
their heirs and assigns, forever.

And it does/xxx covenant with the said W. D. Donnell and wife, Irma J. Donnell,
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 B & D Development Company
do/es further covenant and bind itself, its successors/xxx and representatives, to warrant and forever defend the title to the said land to the said W. D. Donnell and wife, Irma J. Donnell,
their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, B & D DEVELOPMENT COMPANY, A Corporation aforesaid has/xxx caused this instrument to be executed by its duly authorized officers this 7th day of March, 1960.

ATTEST: B & D 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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