K 3071

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of SIXTEEN THOUSAND NINE HUNDRED FIFTY AND NO/100 ---
---------- ($16,950.00) ---------- DOLLARS

Cash in hand paid by Kenneth H. Crim and wife, Marie N. Crim, the receipt of which is hereby acknowledged,

RADNOR LUMBER COMPANY, a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee, has bargained and sold, and by these presents do transfer and convey unto the said KENNETH H. CRIM AND WIFE, MARIE N. CRIM

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 235 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, page 57, Register's Office for said County.

Said Lot No. 235 fronts 85.0 feet on the north margin of Blackman Road and extends back 148.7 feet on the east line and 157.4 feet on the west line to a rear line which is a deed line measuring 85 feet thereon.

Being part of the same property conveyed to Radnor Lumber Company, by deed from Purries C. Bailey, Trustee, of record in Book 2998, page 289, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set-back lines that 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 Kenneth H. Crim and wife, Marie N. Crim their heirs and assigns, forever.

And it does covenant with the said Kenneth H. Crim and wife, Marie N. Crim 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, except for 1960 taxes, which have been prorated and are hereby assumed by the purchasers.

And Radnor Lumber Company does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Kenneth H. Crim and wife, Marie N. Crim their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Radnor Lumber Company, a corporation aforesaid, has caused this instrument to be executed by its duly authorized officer this 18th day of May, 1960.

RADNOR LUMBER COMPANY

By Robert T. Coleman
Robert T. Coleman, Vice President

G 443