K 3074

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fourteen Thousand and Fifty &00/100 ($14,050.00) DOLLARS

Cash in hand paid by, James E. Cummings and wife, Bessie H. Cummings, the receipt of which ishereby acknowledged,

Valley Construction Company, a Tennessee corporation, with its principal office and place of business at Nashville, Tennessee, has have bargained and sold, and by these presents do/transfer and convey unto the said James E. Cummings and wife, Bessie H. Cummings 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. 194 on the Map of Primrose Acres Subdivision, Section II as of record in Book 2900, page 43, Register's Office for said County, and described as follows;

Beginning at a point in the southerly margin of Apple Valley Road , said point being the common corner of Lots Nos 193 and 194 on said Plan; thence with the line between said Lots southerly 173 feet to a point being the common rear corner of Lots Nos, 194 and 195 on saidPlan; thence with the line between the same two lots easterly 179 feet to a point in the westerly margin of Hamblen Drive; thence with the margin of the same northerly 148 feet to the beginning of a curve; thence around said curve in a northwesterly direction 39.27 feet to a point in the southerly margin of Apple Valley Road; thence with the margin of the same westerly 154 feet to the point of beginning.

Being part of the property conveyed to Valley Construction Company by two deeds, one from Wright & Sadler, Inc., of record in Book 2991, page 380, said Register's Office, and the other from Outerspace Development corporation, of record in Book 2993, page 245, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback 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 James E. Cummings and wife Bessie H. Cummings their heirs and assigns, forever.

And it does do covenant with the said James E. Cummings and wife Bessie H. Cummings 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 Valley Construction Company do/as further covenant and bind itself, its/ successors and representatives, to warrant and forever defend the title to the said land to the said James E. Cummings and wife Bessie H. Cummings their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: Valley Construction Company a corporation aforesaid, has caused this instrument to be executed by its duly authorized officers this 7th day of June 1960.

ATTEST:

Lewis H. Sadler
Lewis H. Sadler, Secretary-Treasurer

Valley Contruction Company
By John E. Wright
John E. Wright, President

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