BK 3105

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Fifteen Thousand and No/100 ----------

----------($15,000.00) ----------**DOLLARS**

Cash in hand paid by Albert Roy Cummings and wife, Aubrey M. Cummings, the receipt of which is hereby acknowledged,

WRIGHT AND SADLER, INC.,
a Tennessee Corporation with its principal office and place of business at
Nashville, Tennessee

has ~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said Albert Roy Cummings and wife, Aubrey M. Cummings

their ~~heirs~~ 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. 254 on the Plan of Primrose Acres Subdivision, Section 3, as of record in Book 2900, page 71, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 begins at a point in the northerly margin of Sunvalley Drive, the common front corner of Lots Nos. 254 and 255; thence northerly 217 feet to a point, the common rear corner of Lots Nos. 254 and 255; thence easterly 155.3 feet to a point, the common front corner of Lots Nos. 253 and 254; thence southerly 176.8 feet along the westerly margin of Oaklynn Drive to a point, the beginning of a curve; thence 39.27 feet around said curve, having a radius of 25 feet, to a point in the northerly margin of Sunvalley Drive; thence westerly 120.39 feet along said Drive to the point of beginning.

Being a part of the property conveyed to Wright and Sadler, Inc., by two deeds, one from Outerspace Development Corporation as of record in Book 3035, page 617, and the other from E. M. Kemper and wife, Lucy B. Kemper, as of record in Book 2992, page 119, Register's Office for Davidson County, Tennessee.

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 Albert Roy Cummings and wife, Aubrey M. Cummings their **heirs and assigns, forever.**

And it does ~~they~~ **covenant with the said** Albert Roy Cummings and wife, Aubrey M. 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.**

And Wright and Sadler, Inc. **do/~~does~~ further covenant and bind** itself, its successors ~~heirs~~ **and representatives, to warrant and forever defend the title to the said land to the said** Albert Roy Cummings and wife, Aubrey M. Cummings, their **heirs and assigns against the lawful claims of all persons, whomsoever.**

IN WITNESS WHEREOF WRIGHT AND SADLER, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 17th day of August 1960.

Attest:

Lewis H. Sadler
Lewis H. Sadler, Secty-Treasurer

WRIGHT AND SADLER, INC.,

By: John E. Wright
John E. Wright, President

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