BK 3129

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

WARRANTY DEED

For and in consideration of the sum of EIGHT THOUSAND THREE HUNDRED AND NO/100------
----------($8,300.00)---------- DOLLARS

Cash in hand paid by Robert Joseph Teaney and wife, Elvena T. Teaney, the receipt of which is hereby acknowledged,

OZARK DEVELOPMENT 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 Robert Joseph Teaney and wife, Elvena T. Teaney, 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. 67 on a Revision of a Part of Section One, Revised, Shelby Heights Subdivision, as of record in Book 2854, Page 69, Register's Office for Davidson County, Tennessee.

Said Lot No. 67 begins at a point in the southerly margin of Lenore Street, the common front corner of lots 67 and 68; thence it extends southwardly 104.3 feet to the common rear corner of lots 67 and 68; thence westwardly 71.52 feet to an iron pin in the easterly margin of an alley; thence with said margin northwardly 92.24 feet to a concrete monument which marks the beginning of a curve with a radius of 15.67 feet; thence with said curve to the north, then to the east 24.02 feet to a concrete monument in the southerly margin of Lenore Street; thence, with said margin, eastwardly 40.51 feet to the beginning.

Being a part of the property conveyed to Ozark Development Company by warranty deed from W. L. Bainbridge, Jr., and wife, Julia W. Bainbridge, as of record in Book 3000, Page 451, 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 Robert Joseph Teaney and wife, Elvena T. Teaney, their heirs and assigns, forever.

And it does ~~as~~ covenant with the said Robert Joseph Teaney and wife, Elvena T. Teaney, 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 Ozark Development Company do/~~es~~ further covenant and bind itself, its successors ~~xxxx~~ and representatives, to warrant and forever defend the title to the said land to the said Robert Joseph Teaney and wife, Elvena T. Teaney, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, OZARK DEVELOPMENT COMPANY, A Corporation aforesaid has ~~Witness xxxxxxxxxxxx hand xxxxxx this xxxxxxxxxxxxxxxxxxxx day of xxxxxxxxxxxxxxxxxx~~ caused this instrument to be executed by its duly authorized officers this 7th day of Sept. 1960.

ATTEST: OZARK 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

PG 375