BK 3131

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Nineteen Thousand Fifty and No/100 ($19,050.00) DOLLARS Cash in hand paid by James F. Bradford and wife, Marguerite M. Bradford, the receipt of which is hereby acknowledged,

ATLAS 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~~es~~ transfer and convey unto the said James F. Bradford and wife, Marguerite M. Bradford

~~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. 304 on the Plan of Glengarry Park, Section III, as of record in Book 2900, page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 304 begins at a point in the southwesterly margin of Winthorne Drive between Lots Nos. 303 and 304; thence southwesterly 105.0 feet withthe line between said Lots Nos. 303 and 304 to a concrete monument in the common corner of Lots Nos. 303, 304 and 305; thence southeasterly with theline between Lots Nos. 304 and 305, 121.6 feet to a point in the northwesterly margin of Winthorne Court; thence with said margin of Winthorne Court, northeasterly 143.1 feet to a point the beginning of a curve; thence northwesterly around said curve 39.3 feet to a point in the southwesterly margin of Winthorne Drive; thence with said margin of Winthorne Drive, northwesterly 110.0 feet to the point of beginning.

Being the same property conveyed to Atlas Construction Company by deed from Andrew Ewing, Trustee, of record in Book 3073 page 207, 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 James F. Bradford and wife, Marguerite M. Bradford ~~their~~ heirs and assigns, forever.

And it does ~~do~~ covenant with the said James F. Bradford and wife, Marguerite M. Bradford 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 ATLAS CONSTRUCTION COMPANY ~~do~~es further covenant and bind itself its successors ~~and~~ and representatives, to warrant and forever defend the title to the said land to the said James F. Bradford and wife, Marguerite M. Bradford ~~their~~ heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF: ATLAS CONSTRUCTION COMPANY; a Corporation aforesaid, has caused this instrument to be executed by its duly authorized officer on this 13th day of September 1960.

ATLAS CONSTRUCTION COMPANY

BY: Charles L. Morris

Charles L. Morris, President

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