K 3164

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Ten and No/100 ----------
----------($10.00) ----------DOLLARS
Cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, we,
CUMBERLAND BUILDERS, INC.,
A Tennessee Corporation with its principal office and place of business at Nashville, Tennessee, and
Calvin L. McKissack, Trustee
have bargained and sold, and by these presents do transfer and convey unto the said
James M. Conley and wife, Ellie B. Conley
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. 43 on the Map of College Hill Subdivision, Section 2, as of record in Book 2133, page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 71.2 feet on the easterly margin of 38th Avenue, North and extends back 119.1 feet on the northerly line and 116.21 feet on the southerly line, to a dead line in the rear, measuring 51.3 feet thereon.

Being the same property conveyed to Cumberland Builders, Inc. by warranty deed from James M. Conley and wife, Ellie B. Conley, as of record in Book 3127, page 445, 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 M. Conley and wife, Ellie B. Conley
their heirs and assigns, forever.
And we do covenant with the said James M. Conley and wife, Ellie B. Conley
that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Cumberland Builders, Inc., and Calvin L. McKissack, Trustee
do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said James M. Conley and wife, Ellie B. Conley
their heirs and assigns against the lawful claims of all persons, whomsoever.
IN WITNESS WHEREOF CUMBERLAND BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 19th day of December, 1960.

Attest: L. H. Hardaway, Jr. Secretary
L. H. Hardaway, Jr., Secretary

CUMBERLAND BUILDERS, INC.,
By: L. H. Hardaway President

Calvin L. McKissack, Trustee

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