K 3178

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of Nine thousand five hundred and no/100---------- ----------($9,500.00)---------- DOLLARS

Cash in hand paid by Genee H. Snow and wife, Mattie Snow, the receipt of which is hereby acknowledged,

OAKMONT DEVELOPMENT COMPANY

A Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/es transfer and convey unto the said Genee H. Snow and wife, Mattie Snow,

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. 112 on the Plan of Cumberland Gardens Subdivision, Section II, as of record in Book 2854, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Jenkins Street at the northwest corner of Lot No. 111; thence southerly 154.4 feet to a point; thence north 88 degrees 00 minutes west 36.55 feet to a concrete monument; thence north 76 degrees 15 minutes west 35.35 feet to another concrete monument; thence north 14 degrees 8 minutes east 159.2 feet to a concrete monument in the southerly margin of Jenkins Street; thence eastwardly withthe southerly margin of said Jenkins Street 7.7 feet to a concrete monument; thence continuing eastwardly along the southerly margin of said Jenkins Street 48 feet to the point of beginning.

Being part of the property conveyed to Oakmont Development Company by deed from W. L. Bainbridge, Jr. et ux, Julia W. Bainbridge, of record in Book 3068, Page 93, said Register's Office.

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 Genee H. Snow and wife, Mattie Snow, their heirs and assigns, forever.

And it does covenant with the said Genee H. Snow and wife, Mattie Snow, 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 Oakmont Development Company do/es further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Genee H. Snow and wife, Mattie Snow, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, OAKMONT DEVELOPMENT COMPANY, A Corporation aforesaid has caused this instrument to be executed by its duly authorized officers this 16 day of Jan. 1961

ATTEST: OAKMONT DEVELOPMENT COMPANY

Evelyn Strasser By: W. L. Bainbridge Jr.

Evelyn Strasser, Secretary W. L. Bainbridge, Jr., President

(Corporation Acting Without Seal)

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