K 3185

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 Wayman E. Nicely and wife, Linda Lee Nicely, 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/~~does~~ transfer and convey unto the said Wayman E. Nicely and wife, Linda Lee Nicely,

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. 95 on the Map of Shelby Heights Subdivision, a Revision of a part of Section I, Revised, as of record in Book 2854, Page 69, Register's Office for said County.

Said Lot No. 95 fronts 28.94 feet in a curved line on the westerly side of South 13th Court, running back 116.4 feet on the northerly line and 83.5 feet on the southerly line to a dead line, measuring 103.5 feet thereon.

Being the same property conveyed to Ozark Development Company, by deed from W. L. Bainbridge, Jr. and wife, Julia W. Bainbridge, of record in Book 3000, Page 451, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayman E. Nicely and wife, Linda Lee Nicely, their heirs and assigns, forever.

And it does ~~do~~ covenant with the said Wayman E. Nicely and wife, Linda Lee Nicely, 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/further covenant and bind itself, its successors, ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Wayman E. Nicely and wife, Linda Lee Nicely, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, Ozark Development Company, a Corporation aforesaid has caused this ~~instrument~~ ~~to be executed by its duly authorized officers this the~~ 15th day of March, 1961.

ATTEST: OZARK DEVELOPMENT COMPANY

Evelyn Strasser
Evelyn Strasser, Secretary

By: W. L. Bainbridge
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 425