BK 3250

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($2,800.00)

Two Thousand Eight Hundred and No/100 - - - - - - - - - - DOLLARS

Cash in hand paid by

Sam Martin Horne and wife, Callie Hunter Horne,

the receipt of which is hereby acknowledged,

Consolidated Developments, Inc., a corporation organized and existing under the laws of the State of Tennessee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said

Sam Martin Horne and wife, Callie Hunter Horne,

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 1125, on the Map of Charlotte Park, Section 13, as of record in Book 2900, pages 142 and 143, Register's Office for said County, described as follows:

Said Lot No. 1125 fronts 80.0 feet on the northwesterly side of Annex Avenue, and extends back between parallel lines, 150.0 feet to a line in the rear on which it measures 78.0 feet.

Being part of the property conveyed to Consolidated Developments, Inc., by deed from Paul Bass and wife, Sadie Bruce Bass, of record in Book 2904, page 33, said Register's Office.

This conveyance is subject to restrictions, easements, etc., of record in Book 2900, pages 142 and 143, and in Book 3185, page 548, Register's Office for Davidson County, Tennessee; and to the rights, conditions, obligations and restrictions regarding use of a sewage system, stated in agreement between Consolidated Developments, Inc., and City of Nashville, of record in Book 2593, page 566, 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 Sam Martin Horne and wife, Callie Hunter Horne,

their heirs and assigns, forever.

And ~~I~~ Consolidated Developments, Inc., ~~do~~ covenant with the said Sam Martin Horne and wife, Callie Hunter Horne 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 by taxes for 1961 which are assumed by the grantor.

And Consolidated Developments, Inc., successors ~~do~~ further covenant and binds itself, its/ ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Sam Martin Horne and wife, Callie Hunter Horne, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Consolidated Developments, Inc., has caused this instrument to be executed by its duly authorized officers on this the 1st day of June, 1961.

Witness ~~my~~ hand this ~~1st~~ day of , 19

ATTEST:

W. F. Richardson, Jr., Sec'y.

CONSOLIDATED DEVELOPMENTS, INC.

Thomas C. Summers

Thomas C. Summers, President

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