BK 3255

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $22,000.00

Twenty Two Thousand and no/100 **DOLLARS**

Cash in hand paid by John T. Cox, Sr. and wife, Anna R. Cox, the receipt of which is hereby acknowledged,

ATLAS CONSTRUCTION COMPANY

a Tennessee Corporation having its principal office and place of business at Nashville, Tennessee

has ~~have~~ **bargained and sold, and by these presents do/transfer and convey unto the said** John T. Cox, Sr. and wife, Anna R. Cox

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. 355 on the plan of Glengarry Park Subdivision, Section III, as of record in Book 2900, page 25, Register's Office for said County.

Said Lot Not. 355 fronts 113.2 feet on a curve on the northeasterly margin of Winthorne Drive, running back between lines measuring 215.3 feet on the southeasterly line and 204.4 feet on the northwesterly line to a dead line, on which it measures 85.3 feet.

Being the same property conveyed to Atlas Construction Company, a corporation by deed from Andrew Ewing, Trustee, of record in Book 3225, page 167, 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 John T. Cox, Sr. and wife, Anna R. Cox - their **heirs and assigns, forever.**

And it **do/covenant with the said** John T. Cox, Sr. and wife, Anna R. Cox **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 1961 taxes, which have been prorated and are hereby assumed by the purchasers.

And Atlas Construction 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** John T. Cox, Sr. and wife, Anna R. Cox 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 officers on this 7th day of August, 1961

ATLAS CONSTRUCTION COMPANY

By: Charles L. Morris

Charles L. Morris, President

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