BK 3256

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $9,500.00

Nine Thousand, Five Hundred and no/100 DOLLARS

Cash in hand paid by King Edward Ford and wife, Georgia Ford and Daughter, Juana Ford, the receipt of which is hereby acknowledged,

AREA PROPERTIES COMPANY, INC.

a Tennessee Corporation with it's principal office and place of business at Nashville, Tennessee has bargained and sold, and by these presents do transfer and convey unto the said King Edward Ford and wife, Georgia Ford and Daughter, Juana Ford, Single, 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. 21 on the Plan of Cumberland Gardens, Section III, as of record in Book 2854, page 146, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the westerly side of 26th Avenue North and runs back between lines 150 feet to a dead line in the rear, on which it measures 52 feet.

Being the same property conveyed to Area Properties Company, Inc., by deed from R. H. Crowell and wife, of record in Book 2926, page 363, 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 King Edward Ford and wife, Georgia Ford and Daughter, Juana Ford, their heirs and assigns, forever.

And it does covenant with the said King Edward Ford and wife, Georgia Ford and Daughter, Juana Ford 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 Area Properties Company, Inc. do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said King Edward Ford and wife, Georgia Ford and Daughter, Juana Ford, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF AREA PROPERTIES COMPANY, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 10th day of August, 1961

Attest: Area Properties Company, Inc.

Albert G. Morris, Secretary By: Carl B. Turner, President

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