BK 3256

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of - - - - - - - - - - - $15,200.00 - - - - - - - - - - -

- - - - - - - - - - - FIFTEEN THOUSAND TWO HUNDRED AND NO/100 - - - - - - DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged,

Cumberland Valley Builders, Inc., a corporation organized and existing under the laws of the State of Tennessee, with its principal office and place of business in Nashville, Davidson County, Tennessee, has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said Robert F. Malone and wife, Margaret J. Malone, their

~~heirs~~ 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. 9 on the Plan of Berrywood Subdivision, Section 2, of record in Book 3106, page 14, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 beginning with a point in the south margin of Berrywood Drive at the common corner of Lots 8 and 9; thence with the line between said two lots 151.8 feet in a southerly direction to a point; thence in an easterly direction 150.0 feet to a point in the westerly margin of Bransford Avenue; thence along said margin 118.0 feet in a northerly direction to a point which is the beginning of a curve; thence around said curve 39.3 feet in a northwesterly direction to a point in the south margin of Berrywood Drive; thence along said margin 95.4 feet in a westerly direction to the point of beginning.

Being part of the property conveyed to Cumberland Valley Builders, Inc., by deed of recordin Book 3181, page 390, Register's Office for Davidson County, Tennessee, from Wm. W. Berry and James I. Vance Berry, as executors and trustees under the will of Allen W. Berry, Sr., deceased, recorded in Will Book 73, page 82, County Court 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 Robert F. Malone and wife, Margaret J. Malone, their heirs and assigns, forever.

And Cumberland Valley Builders, Inc. /does ~~do~~ covenant with the said Robert F. Malone and wife, Margaret J. Malone 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 Cumberland Valley Builders, Inc., does ~~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 Robert F. Malone and wife, Margaret J. Malone, their heirs and assigns against the lawful claims of all persons, whomsoever.

In witness whereof, the said Cumberland Valley Builders, Inc., has caused its corporate name to be hereunto subscribedby its duly authorized officer at Nashville, Tennessee, this 10th day of August, 1961.

CUMBERLAND VALLEY BUILDERS, INC.

BY Henry Hudson
President

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