BK 3279

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $9,800.00

Nine Thousand, Eight Hundred and no/100 DOLLARS

Cash in hand paid by Fred D. Sankey and wife, Evelyn W. Sankey, the receipt of which is hereby acknowledged,

AREA PROPERTIES COMPANY, INC.

a Tennessee Corporation with 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 Fred D. Sankey and wife, Evelyn W. Sankey

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. 2 on the Plan of Cumberland Gardens, Section 3, as of record in Book 2054, page 146, Register's Office for said County.

Said Lot No. 2 fronts 90 feet on the northerly side of Vance Drive and runs back 144.3 feet on the westerly line and 139.5 feet on the easterly line to a dead line in the rear on which it measures 90.5 feet.

Being part of the same property conveyed to Area Properties Company, Inc., by deed from Robert H. Orcwell and wife, of record in Book 2926, page 363, said Register's Office.

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 Fred D. Sankey and wife, Evelyn W. Sankey their heirs and assigns, forever.

And it does ~~xxx~~ covenant with the said Fred D. Sankey and wife, Evelyn W. Sankey 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 es Area Properties Company, Inc. successors ~~xxxx~~ and representatives, to warrant and forever do/further covenant and bind itself, its defend the title to the said land to the said Fred D. Sankey and wife, Evelyn W. Sankey their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS ~~WHEREOF~~ WHEREOF AREA PROPERTIES CO., INC., a Corporation aforesaid has caused ~~this~~ this instrument to be executed by its duly authorized officers on this 6th day of September, 1961

Attest: AREA PROPERTIES COMPANY, INC.

By:

Albert G. Morris, Secretary — Carl B. Turner, President

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