K 3313

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $9,700.00 ----------

Nine Thousand, Seven Hundred and No/100 ---------- DOLLARS

Cash in hand paid by Leon Kennedy and wife, Dorothy Kennedy, the receipt of which is hereby acknowledged,

AREA PROPERTIES COMPANY, INCORPORATED

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 Leon Kennedy and wife, Dorothy Kennedy

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. 22 on the Plan of Cumberland Gardens, Section 3, as of record in Book 2854, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 50 feet on the westerly side of 26th Avenue North and runs back 150 feet on the northerly line and 125 feet on the southerly line to a dead line in the rear measuring 55.6 thereon.

Being part of the same property conveyed to Area Properties Company, Inc., by deed from W. L. Bainbridge, Jr., and wife, of record in Book 3133, page 251, Register's Office for Davidson County, Tennessee, and by deed of correction from the same of record in Book 3184, page 103, 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 Leon Kennedy and wife, Dorothy Kennedy their heirs and assigns, forever.

And it does do covenant with the said Leon Kennedy and wife, Dorothy Kennedy 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 AREA PROPERTIES COMPANY, INCORPORATED 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 Leon Kennedy and wife, Dorothy Kennedy their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF AREA PROPERTIES CO., INC., a Corporation aforesaid has caused ~~witness~~ ---------- ~~hand~~ ---------- ~~seal~~ ---------- ~~hereto~~ ---------- ~~affixed~~ ---------- ~~by~~ ---------- ~~its~~ ---------- ~~19~~ this instrument to be executed by its duly authorized officers on this 6th day of December, 1961.

AREA PROPERTIES COMPANY, INCORPORATED

Attest: Albert G. Morris

Albert G. Morris, Secretary

BY: Carl B. Turner

Carl B. Turner, President

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