K 3341

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTEEN THOUSAND AND NO/100 ($15,000.00) DOLLARS cash in hand paid by Cummings Enterprises, Inc., a Tennessee corporation, receipt of which is hereby acknowledged, Commerce Union Bank, as Successor Trustee under trust agreement by and between Mrs. Anna Russell Cole Weaver and Nashville Trust Company, a Tennessee corporation having its principal office in Nashville, Tennessee, dated November 6, 1946, and pursuant to the power and authority vested in it thereunder, has bargained and sold, and by these presents does transfer and convey unto the said Cummings Enterprises, Inc., its successors and assigns, a lot or parcel of land in Davidson County, Tennessee, and described as follows:

> Being parts of lots Nos. 164 and 166 in McNairy's Plan of West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County, described as follows:
> Beginning at the southeast corner of Demonbreun Street and 12th Avenue, South, formerly McNairy Street; running thence easterly, with the southerly margin of Demonbreun Street, 100 feet to the northwest corner of lot No. 162; thence southerly at right angles 48 feet to a point; thence westerly, parallel with Demonbreun Street, 100 feet to 12th Avenue South; thence northerly, with the easterly margin of 12th Avenue South, 48 feet to the beginning.
> Being the same real property conveyed to Commerce Union Bank, Trustee, by deed of Nashville Trust Company, Trustee, dated April 18, 1952, filed April 21, 1952, and recorded in Book 2043, page 417, Register's Office for said County.

TO HAVE AND TO HOLD the said parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Cummings Enterprises, Inc., its successors and assigns, forever.

And Commerce Union Bank does covenant with the said Cummings Enterprises, Inc., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except taxes for the year 1962 which have been pro rated and assumed by the Grantee.

And Commerce Union Bank does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Cummings Enterprises, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

G 394