K 3369

WARRANTY DEED — THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of ($2,775.00)
Two Thousand Seven Hundred Seventy-Five and No/100 - - - - - DOLLARS
Cash in hand paid by
JEWEL L. TIDWELL AND WIFE, CATHERINE C. TIDWELL,
the receipt of which is hereby acknowledged,
Consolidated Developments, Inc., a Tennessee Corporation,

has ~~have~~ bargained and sold, and by these presents do transfer and convey unto the said
Jewel L. Tidwell and wife, Catherine C. Tidwell,

their ~~his~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 611 on the Plan of Charlotte Park, Section 9, as of record in Book 2900, page 77, Register's Office for said County.

Said Lot No. 611 fronts 72.0 feet on the easterly side of River Rouge Drive and extends back between parallel lines, 130.0 feet to a dead line on which it measures 72.0 feet.

Being part of the property conveyed to Consolidated Developments, Inc., by deed from H. E. Winkler and wife, Hazel Johnson Winkler, of record in Book 2591, page 274, said Register's Office.

This conveyance is subject to restrictions, easements, etc., of record in Book 3033, page 638, and in Book 2900, page 77, Register's Office for Davidson County, Tennessee; and to the rights, conditions, obligations and restrictions regarding use of a sewage system, stated in agreement between Consolidated Developments, Inc., and City of Nashville, of record in Book 2593, page 566, Register's Office 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 Jewel L. Tidwell and wife, Catherine C. Tidwell, their heirs and assigns, forever.

And Consolidated Developments, Inc., / ~~I~~ covenant with the said Jewel L. Tidwell and wife, Catherine C. Tidwell that ~~I~~ 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 by taxes for 1962, which are assumed by the grantees.

And Consolidated Developments, Inc., ~~I~~ further covenant and bind~~s~~ itself, its/ ~~his~~ successors and representatives, to warrant and forever defend the title to the said land to the said Jewel L. Tidwell and wife, Catherine C. Tidwell, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Consolidated Developments, Inc., has caused this ~~my~~ hand ~~instrument~~ to be executed by its duly authorized officers on this the 30th day of March, 1962.

CONSOLIDATED DEVELOPMENTS, INC.

ATTEST:

W. E. Richardson, Jr., Sec'y.

Thomas C. Summers

Thomas C. Summers, President

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