K 3400

WARRANTY DEED

FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of $14,100.00 ----------

Fourteen Thousand, One Hundred and No/100 ---------- DOLLARS

Cash in hand paid by Shannon Thomas Fuqua and wife, Ann K. Fuqua, the receipt of which is hereby acknowledged,

CUMBERLAND VALLEY BUILDERS, INC.

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee

has bargained and sold, and by these presents do/transfer and convey unto the said Shannon Thomas Fuqua and wife, Ann K. Fuqua

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. 1060 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, pages 29 and 30, Register's Office for Davidson County, Tennessee.

Said Lot No. 1060 fronts 80.1 feet on the southwesterly side of Comet Drive and extends back 160.6 feet on the northwesterly line and 160.0 feet on the southeasterly line to a line in the rear, on which it measures 79.0 feet.

Being a part of the property conveyed to Cumberland Valley Builders, Inc., by warranty deed from Consolidated Developments, Inc., as of record in Book 3341, page 628, Register's Office for Davidson County, Tennessee.

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 Shannon Thomas Fuqua and wife, Ann K. Fuqua their heirs and assigns, forever.

And it does covenant with the said Shannon Thomas Fuqua and wife, Ann K. Fuqua 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, except 1962 Taxes which have been prorated and are hereby assumed by thepurchasers.

And CUMBERLAND VALLEY BUILDERS, INC.

do/further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Shannon Thomas Fuqua and wife, Ann K. Fuqua their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF CUMBERLAND VALLEY BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 13th day of June, 1962.

CUMBERLAND VALLEY BUILDERS, INC.

BY: Henry Hudson

Henry Hudson, President

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