K 3405

304 Book 3405 Page 304

For and in consideration of the sum of Twelve Thousand Six Hundred and No/100 ----------
----------($12,600.00) ---------- DOLLARS
cash in hand paid by George T. Elizer and wife, Juanita M. Elizer

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Cumberland Valley Builders, Inc., a Tennessee Corporation with our principal office and place of business at Nashville, Tennessee
hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1039 on the Plan of Charlotte Park Subdivision, Section 14, as of record in Book 3300, pages 29 and 30, Register's Office for Davidson County, Tennessee.
Said Lot No. 1039 fronts 85.0 feet on the northerly margin of Ranchero Drive and runs back between lines measuring 150.6 feet on the westerly side and 128.56 feet on the easterly side to a broken line in the rear, on which it measures 75.37 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 3309, page 12, 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 GRANTEES their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF CUMBERLAND VALLEY BUILDERS, INC., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officer on this 16th day of July, 1962.

CUMBERLAND VALLEY BUILDERS, INC.
By: Henry Hudson
Henry Hudson, President

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 12.60
PROBATE
TOTAL $ 12.60

Personally appeared before me, ... a Notary Public in and for said County and State, the within named .....

E. WORRALL
COUNTY COURT CLERK

the bargainors, with whom I am personally acquainted, and who acknowledged that ..... executed the within

STATE OF TENNESSEE
County of Davidson

Before me, A. M. Tenison, a Notary Public within and for the State and County aforesaid, personally appeared Henry Hudson, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of Cumberland Valley Builders, Inc., the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Henry Hudson as such President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 16th day of July, 1962.

A. M. Tenison

My commission expires February 1, 1965.

Warranty Deed
FROM 11223
CUMBERLAND VALLEY BUILDERS, INC
To
GEORGE T. ELIZER AND WIFE,
JUANITA M. ELIZER

WARRANTY WORKING PAPERS OF NASHVILLI
REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 19 day
of JUL A.D. 1962
at 12:17 o'clock P M
Noted in Book 3405
Recorded in Book Page 304
Recording Fee $2.00
JAMES P. WILSON, Register
By

of Richmond, Virginia

$ 12,600.00

G 304