K 3407

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $ 14,650.00 ----------
----------Fourteen Thousand Six Hundred Fifty and No/100 ----------DOLLARS
Cash in hand paid by John Howard Arnold and wife, Shelva F. Arnold, the receipt of which is hereby acknowledged,

CUMBERLAND VALLEY BUILDERS, INC.,
a Tennessee Corporation with its principal office and place of business in Nashville, Tennessee

has/~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said John Howard Arnold and wife, Shelva F. Arnold

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. 1086 on the Map 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. 1086 fronts 75.0 feet on the southwesterly side of Galaxie Drive and extends back 148.88 feet on the northwesterly line and 148.85 feet on the southeasterly line, to a line in the rear on which it measures 75.0 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 3370, page 460, 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 John Howard Arnold and wife, Shelva F. Arnold their heirs and assigns, forever.

And it does/~~do~~ covenant with the said John Howard Arnold and wife, Shelva F. Arnold 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 City taxes which have been prorated and are assumed by the purchasers.

And Cumberland Valley Builders, Inc. does/~~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 John Howard Arnold and wife, Shelva F. Arnold their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF CUMBERLAND VALLEY BUILDERS, INC., a Corporation aforesaid has caused ~~Witness our hand~~ this ~~day~~ of ~~19~~ this instrument to be executed by its duly authorized officer on this 31st day of July 1962.

CUMBERLAND VALLEY BUILDERS, INC.,

By: Henry Hudson
Henry Hudson, President

STATE OF TENNESSEE }
DAVIDSON COUNTY }

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

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at ----------, Tennessee, this ---------- day of ----------, 19--

Commission expires ----------

Notary Public

TENNESSEE TITLE COMPANY

G 287