K 3407

Consolidated Title Company

For and in consideration of the sum of $15,158.00

Fifteen Thousand, One Hundred Fifty-Eight and No/100 DOLLARS

cash in hand paid by ANDREW RALPH McMASTER and wife, IVADINE B. McMASTER

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 its 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:

Land in Davidson County, Tennessee, being Lot No. 1062 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. 1062 fronts 100 feet on the southwesterly side of Comet Drive and extends back 160.4 feet on the northwesterly line and 148.5 feet on the southeasterly line, to a line in the rear, on which it measures 50.0 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 3369, page 9, 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.

The 1962 Taxes have been prorated and are hereby assumed by the purchasers.

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 heirs 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 30th day of July, 1962.

CUMBERLAND VALLEY BUILDERS, INC.

By: Henry Hudson
Henry Hudson, President

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX 82.74
PROBATE .50
TOTAL $ 23.24

AUG 3 1962

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, 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 oath) acknowledged (himself) to be the President of the 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 30th day of July, 1962.

My commission expires February 1, 1965

A. M. Tenison, Notary Public

Warranty Deed

From CUMBERLAND VALLEY BUILDERS, INC.

13791

To ANDREW RALPH McMASTER AND WIFE, IVADINE B. McMASTER

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.
Received for record 3 day of Aug A.D. 1962 at 4:25 o'clock P.M. and recorded in Book 1742 Page 274
Fee $2.00
R. E. WILSON Register

$15,158.00

G 451