K 3433

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10,850.00 ----------

Ten Thousand, Eight Hundred Fifty and No/100 ---------- DOLLARS

Cash in hand paid by James Alford Floyd and wife, Ophia Deane Smith Floyd, the receipt of which is hereby acknowledged,

NEW HAVEN PARK COMPANY,

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 James Alford Floyd and wife, Ophia Deane Smith Floyd

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. 88 on the Plan of Bel-Air Section One, of record in Book 2900, pages 27 and 28, Register's Office for said County.

Said Lot No. 88 fronts 63 feet on the south side of Dabbs Avenue and extends back 140 feet on the east line and 144.2 feet on the west line to a line in the rear on which it measures 65 feet.

Being part of the property conveyed to New Haven Park Company, a Corporation, by deed from James E. Gleaves and wife, of record in Book 2859, page 547; and by deed from H. & B., Inc., of record in Book 2930, page 613, said Register's Office.

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 James Alford Floyd and wife, Ophia Deane Smith Floyd their heirs and assigns, forever.

And it does covenant with the said James Alford Floyd and wife, Ophia Deane Smith Floyd 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 the purchasers.

And NEW HAVEN PARK COMPANY do further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said James Alford Floyd and wife, Ophia Deane Smith Floyd, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF NEW HAVEN PARK CO., a Corporation aforesaid has caused this instrument to be executed by its duly authorized officers on this 12th day of September, 1962.

NEW HAVEN PARK COMPANY

Attest:

Chloe D. Waskanin

Chloe D. Waskanin, Secretary

By: W. H. Barker

W. H. Barker, President

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