BK 3465

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Fourteen Thousand Five Hundred Nineteen and 70/100 ($14,519.70) DOLLARS Cash in hand paid by Frank J. Rotella and wife, Margaret B. Rotella, 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 Frank J. Rotella and wife, Margaret B. Rotella

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. 1078 on the Plan of Charlotte Park Subdivision, Section 15, as of record in Book 3300, page 75, Register's Office for said County.

Said Lot No. 1078 fronts 71.86 feet on the southerly side of Galaxie Drive and extends back between lines, 151.3 feet on the easterly line and 158.6 feet on the westerly line, to a dead line at the rear on which it measures 87.45 feet.

Being part of the same property conveyed to Cumberland Valley Builders, Inc., by deed from Consolidated Developments, Inc., of record in Book 3430, page 116, Register's Office for said County.

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 Frank J. Rotella and wife, Margaret B. Rotella their heirs and assigns, forever.

And it doeth covenant with the said Frank J. Rotella and wife, Margaret B.Rotella 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.

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 Frank J. Rotella and wife, Margaret B. Rotella 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 4th day of December 1962.

CUMBERLAND VALLEY BUILDERS, INC.,

By: Henry Hudson
Henry Hudson, President

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