BK 3465

WARRANTY DEED

THIS FORM FURNISHED BY AUTOMATIC TITLE CO.

For and in consideration of the sum of $9,500.00

Nine Thousand, Five Hundred and no/100 DOLLARS

Cash in hand paid by Booker T. Wallace and wife, Mollie B. Wallace, the receipt of which is hereby acknowledged,

RADNOR LUMBER COMPANY

a Tennessee Corporation with its principal office and place of business at Nashville, Tennessee as

has bargained and sold, and by these presents do transfer and convey unto the said Booker T. Wallace and wife, Mollie B. Wallace

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 the southerly part of Lot No. 71 on the Map of Waverly Place, of record in Book 57, page 95, Register's Office for said County, and described according to a copy of a survey thereof made April 21, 1949, by Lewis D. Justice, Surveyor, as follows:

BEGINNING at a point in the west margin of Elliott Avenue, the intersection of an alley, on the south line of said Lot No.71; thence with the margin of Elliott Avenue, 93.4 feet to a point; thence westerly 155.2 feet to the margin of said alley, being 54.5 feet southeast from the southeast margin of another alley; thence with the north margin of the first mentioned alley southeasterly 172.8 feet to the beginning, and being triangular in shape.

Being the same property conveyed to Radnor Lumber Company, a Tennessee Corporation, by deed from James William Lincoln, Jr., and wife, in Book 3429, page 361, Register's Office.

This conveyance is made subject to all restrictive convenants, 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 Booker T. Wallace and wife, Mollie B. Wallace their heirs and assigns, forever.

And it does ~~its~~ covenant with the said Booker T. Wallace and wife, Mollie B. Wallace 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 RADNOR LUMBER COMPANY 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 Booker T. Wallace and wife, Mollie B. Wallace their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF RADNOR LUMBER COMPANY, a Corporation aforesaid has caused this ~~instrument~~ to be executed by its duly authorized officer on this 5th day of December, 1962.

RADNOR LUMBER COMPANY

By: Robert T. Coleman

Robert T. Coleman, President

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