K 3498

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $13,700.00

Thirteen Thousand, Seven Hundred and no/100----- DOLLARS

Cash in hand paid by Charles Sinclair Brown and wife, Ella M. Brown, the 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

has bargained and sold, and by these presents do/es transfer and convey unto the said Charles Sinclair Brown and wife, Ella M. Brown

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. 1048 on the Plan of Charlotte Park, Section 14, of record in Book 3300, pages 29 and 30, Register's Office for said County.

Said Lot No. 1048 fronts 70 feet on the east side of Comet Drive, and extends back 148.2 feet on the northerly line and 138.4 feet on the southerly line, to a dead line in the rear on which it measures 96.58 feet.

Being part of the property conveyed to Cumberland Valley Builders, Inc., by deed from Consolidated Developments, Inc., in Book 3430, page 111, 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 Charles Sinclair Brown and wife, Ella M. Brown their heirs and assigns, forever.

And it does covenant with the said Charles Sinclair Brown and wife, Ella M. Brown 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 do CUMBERLAND VALLEY BUILDERS, INC. further covenant and bind itself, its Successors and representatives, to warrant and forever defend the title to the said land to the said Charles Sinclair Brown and wife, Ella M. Brown, 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 28th day of December, 1962.

CUMBERLAND VALLEY BUILDERS, INC.

BY: Henry Hudson
Henry Hudson, President

G 299