K 3499

TENNESSEE TITLE COMPANY

WARRANTY DEED — FORM 1002 — Published by Tennessee Title Company

For and in consideration of the sum of $12,950.00 ----------

Twelve Thousand Nine Hundred Fifty and No/100 ----------DOLLARS

Cash in hand paid by Robert Hensley Daugherty and wife, Dorthea W. Daugherty, 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/~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said

Robert Hensley Daugherty and wife, Dorthea W. Daugherty

their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 1042 on the Plan of Charlotte Park, Section 14, as of record in Book 3300, pages 29 and 30, Register's Office for said County.

Said Lot No. 1042 fronts 78 feet on the northwesterly side of Ranchero Drive, and extends back 143.3 feet on the northeasterly line and 147 feet on the southwesterly line, to a dead line in the rear, which is a broken line on which it measures 92.45 feet.

Being part of the property conveyed to Cumberland Valley Builders, Inc., a Tennessee Corporation, by deed from Consolidated Developments, Inc., of record in Book 3437, page 219, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and setback 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 Robert Hensley Daugherty and wife, Dorthea W. Daugherty their heirs and assigns, forever.

And it does/~~do~~ covenant with the said Robert Hensley Daugherty and wife, Dorthea W. Daugherty 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 1963 taxes which have been prorated and are hereby assumed by the purchasers.

And Cumberland Valley Builders, Inc. successors

does/~~do~~ further covenant and bind itself, its ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Robert Hensley Daugherty and wife, Dorthea W. Daugherty, 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 3rd day of January 1963.

CUMBERLAND VALLEY BUILDERS, INC.,

By: Henry Hudson
Henry Hudson, President

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named

the bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at ....., Tennessee, this ..... day of ....., 19.....

Commission expires..... Notary Public

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