K 3529

**WARRANTY DEED** THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of Thirteen Thousand Fifty and No/100 ----------
----------($13,050.00) ---------- DOLLARS

Cash in hand paid by James Early Hagar, Jr. and wife, Lois M. Hagar, 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/~~es~~ transfer and convey unto the said James Early Hagar, Jr. and wife, Lois M. Hagar

their ~~his~~ 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. 1135 on the Plan of Charlotte Park, Section 15, as of record in Book 3300, page 75, Register's Office for Davidson County, Tennessee.

Said lot No. 1135 fronts 75 feet on the northwesterly side of Annex Avenue and runs back between lines 127.15 feet on the southwesterly side and 151.2 feet on the northeasterly side to a line in the rear, measuring 88.2 feet thereon.

Being part of the same property conveyed to Cumberland Valley Builders, Inc., by deed from Consolidated Developments, Inc., of record in Book 3502, page 6, 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 Early Hagar, Jr. and wife, Lois M. Hagar
their heirs and assigns, forever.

And it does ~~its~~ covenant with the said James Early Hagar, Jr. and wife, Lois M. Hagar
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.
do/~~es~~ further covenant and bind itself, its successors ~~theirs~~ and representatives, to warrant and forever defend the title to the said land to the said James Early Hagar, Jr. and wife, Lois M.Hagar,
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 March, 1963.

CUMBERLAND VALLEY BUILDERS, INC.,

By: Henry Hudson
Henry Hudson, President

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