BK 3570

WARRANTY DEED

THIS FORM FURNISHED BY ATTORNEYS TITLE CO

For and in consideration of the sum of ($3,500.00)

Three Thousand Five Hundred and No/100 - - - - - - - - - - - DOLLARS

Cash in hand paid by RUFUS COFFEY AND WIFE, MAUDE F. COFFEY, the receipt of which is hereby acknowledged, Consolidated Developments, Inc., a Tennessee Corporation, has bargained and sold, and by these presents do transfer and convey unto the said Rufus Coffey and wife, Maude F. Coffey, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 62A on the Plan of Charlotte Park, Section 9, as of record in Book 2800, page 77, Register's Office for said County.

Said Lot No. 62A fronts 66.3 feet on the Westerly side of River Rouge Drive and extends back between lines, 172.3 feet on the Northerly side and 179.5 feet on the Southerly side to a line in the rear, measuring 76.3 feet thereon, said lot has an additional depth of 50 feet, more or less, on the Northerly line and 50 feet, more or less, on the South line to the edge of water of Cumberland River, June, 1956, measuring 75 feet, more or less, thereon.

being part of the same property conveyed to Consolidated Developments, Inc., by deed from C. L. Winkler and wife, Hazel Johnson Winkler, of record in Book 2591, page 276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, easements, setback lines, and conditions of Owner's Certificate, of record in Book 2800, page 630, and in Plat Book 20, page 77, Register's Office for Davidson County, Tennessee; and to the rights, obligations, and responsibilities in regard to the use of a sewerage system stated in an agreement between Consolidated Developments, Inc., and the City of Nashville, recorded in Book 2560, page 567, Register's Office for Davidson County, Tennessee; and to easement for flowage, as of record in Book 2102, page 311, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Rufus Coffey and wife, Maude F. Coffey, their heirs and assigns, forever. And Consolidated Developments, Inc., covenants with the said Rufus Coffey and wife, Maude F. Coffey, 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 by taxes for 1963, which are assumed by the grantees.

And Consolidated Developments, Inc., further covenant and binds itself, its successors heirs and representatives, to warrant and forever defend the title to the said land to the said Rufus Coffey and wife, Maude F. Coffey, their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the said Consolidated Developments, Inc., has caused this instrument to be executed by its duly authorized officers on this the 31st day of May, 1963.

Witness hand this day of 19

ATTEST:

W. E. Richardson, Jr., Sec'y.

CONSOLIDATED DEVELOPMENTS, INC.

Thomas C. Summers

Thomas C. Summers, President

PG 459