K 3615

WARRANTY DEED THIS FORM FURNISHED BY ATTORNEYS TITLE CO.

For and in consideration of the sum of $10,500.00

TEN THOUSAND, FIVE HUNDRED AND NO/100 - - - - - - - - - - - - - - - - - - DOLLARS

Cash in hand paid by Denzil B. Cotton, Jr. and wife, Betty A. Cotton, the receipt of which is hereby acknowledged,

NEW HAVEN PARK COMPANY

a Corporation with its principal office and place of business located in Nashville, Tennessee has ~~have~~ bargained and sold, and by these presents do/~~does~~ transfer and convey unto the said Denzil B. Cotton, Jr. and wife, Betty A. Cotton

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. 13 on the Plan of Bel Air, Section I, as of record in Book 2980, pages 27 and 28, Register's Office for said County.

Said lot fronts 64 feet on the north side of Dabbs Avenue and runs back between parallel lines, 140 feet to the south line of the property that was conveyed to the State of Tennessee by deed of record in Book 3034, page 275, said Register's Office.

Being part of the property conveyed to New Haven Park Company, a Corporation, by deed from James E. Gleaves and wife, as of record in Book 2859, page 547, and by deed from H. & B., Inc., as of record in Book 2930, page 613, 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 Denzil B. Cotton, Jr. and wife, Betty A. Cotton their heirs and assigns, forever.

And it does ~~its~~ covenant with the said Denzil B. Cotton, Jr. and wife, Betty A. Cotton 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 purchasers.

And NEW HAVEN PARK COMPANY, a Corporation do/~~does~~ further covenant and bind itself, its Successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Denzil B. Cotton, Jr. and wife, Betty A. Cotton their heirs and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF New Haven Park Company, a Corporation aforesaid has caused this ~~instrument~~ instrument to be executed by its duly authorized officers on this 23rd day of August, 1963.

NEW HAVEN PARK COMPANY

ATTEST: Chloe D. Waskanin

Chloe D. Waskanin., Secretary

BY: W. H. Barker

W.H. Barker, President

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