BK 3767

TENNESSEE TITLE COMPANY

WARRANTY DEED FORM 1002 Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00 ——————————————————
Ten and No/100th ——————————————————— DOLLARS
Cash in hand paid by Christopher D. Denton and wife, Elizabeth Wilks Denton, and other good and valuable consideration, receipt of all of which is hereby acknowledge, Cumberland Builders, Inc.,

have bargained and sold, and by these presents do transfer and convey unto the said Christopher D. Denton and wife, Elizabeth Wilks Denton, 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. 3 on the Plan of Gatewood, Section 1, as of record in Book 3300, pages 47 to 52, Register's Office for said County. Said Lot No. 3 fronts 100 feet on the west side of Monticello Avenue, and extends back 130.8 feet on the north line and 134.5 feet on the south line to a dead line in the rear on which it measures 95.2 feet. Being part of the property conveyed to Cumberland Builders, Inc., by deed from Gatewood Development Company, Inc., in book 3612, page 179, said Register's Office.

This conveyance is made subject to restrictive covenants, set-back lines and easement of record in book 3370, page 121, and book 3398, page 438, and book 3300, pages 47-52. The above described property is improved with a residence and assessed as parcel No. G-14485. Send tax statements to First Federal Savings & Loan Association of Nashville. Taxes for 1964, have been prorated and assumed by grantees.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Christopher D. Denton and wife, Elizabeth Wilks Denton, their heirs and assigns, forever.

And we do covenant with the said Christopher D. Denton and wife, Elizabeth Wilks Denton, that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And we, Cumberland Builders, Inc., do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Christopher D. Denton and wife, Elizabeth Wilks Denton their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 2nd day of June, 19 64

CUMBERLAND BUILDERS, INC.

BY: L. H. Hardaway

L. H. HARDAWAY, SR., 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

TENNESSEE TITLE COMPANY

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