This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, American Trust Building, Nashville, Tenn.

WARRANTY DEED

BOOK 4204 PAGE 420

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES JOHNSON, JR. et ux (NAME:)	FIRST & MID-SOUTH MORTGAGE CO. (NAME:)	Map 59-10
727 ROWAN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	410 UNION STREET (STREET ADDRESS)	Par. 69
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00) *DOLLARS* cash in hand paid by JAMES JOHNSON, JR., and wife, DOROTHY ANN JOHNSON, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CUMBERLAND BUILDERS, INC., has

~~have~~ bargained and sold, and by these presents do transfer and convey unto the said JAMES JOHNSON, JR., and wife, DOROTHY ANN JOHNSON, 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. 291 of Haynes Manor Subdivision, Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.

SAID Lot No. 291 fronts 64 feet along the southerly margin of Rowan Drive and runs back 134.5 feet on the easterly line and 141.8 feet on the westerly line to a line at the rear measuring 72.77 feet thereon.

BEING part of the same property conveyed to Cumberland Builders, Inc. by deed from Lineberger Development Company, of record in Book 4104, page 635, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is subject to restrictions of record in Book 4062, page 443, as corrected in Book 4081, page 854, said Register's Office, and to the Plan of record in Book 3700, page 88, said Register's Office, shows an owner's certificate, a 30-foot minimum building setback line from Rowan Drive and a 10-foot easement for public utility purposes along rear line of lot and a 2.5 x 30 foot utility anchor easement located on northwesterly corner of lot.

unimproved ( ) This is improved ( ) property, known as 727 (House Number) ROWAN DRIVE (Street) NASHVILLE (P. O. Address: City or Town)

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 JOHNSON, JR., and wife, DOROTHY ANN JOHNSON, their *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* JAMES JOHNSON, JR., and wife, DOROTHY ANN JOHNSON *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 for current taxes and as noted above.

And CUMBERLAND BUILDERS, INC., does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* JAMES JOHNSON, JR., and wife, DOROTHY ANN JOHNSON, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 11th *day of* January, *19* 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

CUMBERLAND BUILDERS, INC.

BY: L. H. Hardaway

L. H. HARDAWAY, PRESIDENT

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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*.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* L. H. HARDAWAY, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* CUMBERLAND BUILDERS, INC., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contcined, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 11th *day of* January, *19* 68

Commission expires 5-3-70 Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $14,575.00.

Sandra A. Franks
Affiant

Subscribed and sworn to before me this the 12 day of January, 1968.

D. Gentry
Notary Public

My commission expires: _____

Deputy Register

STATE TAX $ 37.96
PROBATE .50
TOTAL $ 38.46

JAN 12 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
CUMBERLAND BUILDERS, INC.
TO
JAMES JOHNSON, JR.
and wife,
DOROTHY ANN JOHNSON

02517

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 12 11 53 AM '68

NOTED: BOOK 118 PAGE 117
RECORDING FEE $ 3.00
DEP. REG. _____

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