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

WARRANTY DEED

BOOK 4204 PAGE 428

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN L. SNEED et ux (NAME:)	FIRST & MID-SOUTH MORTGAGE CO. (NAME:)	Map 59-11
719 ROWAN DRIVE (STREET ADDRESS OR ROUTE NUMBER)	410 UNION STREET (STREET ADDRESS)	Par. 18
NASHVILLE, TENNESSEE (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENNESSEE (CITY) (ZONE) (STATE)	Plat

For and in Consideration of the sum of TEN AND NO/100----------

----------($10.00)----------*DOLLARS*

cash in hand paid by JOHN L. SNEED and wife, DOROTHY G. SNEED, and other good and valuable considerations the recipt 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* JOHN L. SNEED and wife, DOROTHY G. SNEED

.....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. 287 of Haynes Manor Section 2, as of record in Book 3700, page 88, Register's Office for Davidson County, Tennessee.
SAID Lot 287 fronts 68 feet along the southeasterly side of Rowan Drive and runs back 140.4 feet on the northeasterly side and 139.2 feet on the southwesterly side to a line at the rear measuring 76.82 feet thereon
BEING part of the same property conveyed to Cumberland Builders, Inc., by deed from Lineberger Development Co., of record in Book 4104, page 635, Register's Office for Davidson County, Tennessee.
CONVEYANCE of this property is made subjectto restrictions of record in Book 4062, page 443, as amended in Book 4081, page 854, said Registers Office and 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 an easement for public utility and drainage purposes across the rear portion of said lot, with an 8" sewer line within said easement. And a 2.5 x 30 foot utility anchor easement located on the northwesterly corner of said lot.

This is unimproved ( ) improved ( ) property, known as 719 (House Number) Rowan Drive (Street) P. O. Address: Nashville, (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 JOHN L. SNEED and wife, DOROTHY G. SNEED

.....their.....*heirs and assigns, forever.*

And it does ~~xx~~ *covenant with the said* JOHN L. SNEED and wife, DOROTHY G. SNEED *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

~~xx~~ *further covenant and bind* itself, its successors ~~xxxx~~ *and representatives, to warrant and forever defend the title to the said land to the said* JOHN L. SNEED and wife, DOROTHY G. SNEED, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 4th *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, President

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 contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 4th *day of* January, *19*68.

.....*Notary Public*

Commission expires 5-3-70

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which ever is greater, for this transfer is $ 17,600.00.

Sandra A. Franks
Affiant

Subscribed and sown to before me this the ____ day of _____, 1968.

~~Notary Public~~ ~~My Commission Expires:~~

STATE TAX $ 45.76
PROBATE .50
TOTAL $ 46.26

JAN 12 1968

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

02520

17,600.00

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC.

TO

JOHN L. SNEED
and wife,

DOROTHY G. SNEED

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JAN 12 11 58 AM '68

NOTED: BOOK 118 PAGE 117

RECORDING FEE $ 2.00

DEP. REG. _____

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Amer Trust Escrow Co.
1009 Nash Bank + Trust Bldg
37201