This instrument was prepared by CLYDE P. HOLLAND, Attorney, Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4214 PAGE 868

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JIM LEWIS et ux (NAME:)	First and Mid-South Mortgage Co. (NAME:)	Map 59-10
734 Rowan Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Par. 60
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,* cash in hand paid by Jim Lewis and wife, Thelma J. Lewis, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CUMBERLAND BUILDERS, INC., has

~~X~~*this day bargained and sold, and do hereby transfer and convey unto the said* Jim Lewis and wife, Thelma J. Lewis, their

~~X~~, *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 304, on the Plan of Haynes Manor, Section 2, as of record in Book 3700, page 88, Register's Office for said County.

SAID Lot No. 304 fronts 69.96 feet onthe northerly margin of Rowan Drive and runs back 130 feet on the westerly line and 129.6 feet onthe easterly line to a line in the rear, measuring 77.04 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 subject to restrictions of record in Book 4062, page 443, as amended by instrument of record in Book 4081, page 854, Register's Office for Davidson County, Tennessee 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, a 30 foot easement for public utility and drainage purposes along the rear line of said lot and a witness line crossing said lot along the southerly side of said public utility and drainage easement and a 2.5 x 30 foot utility anchor easement located at each of the southerly corners of said lot.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,237.00

Subscribed and sworn to before me, this the 23rd day of February 19 68

My commission expires: 5-3-70 (Affix Seal)

Affiant

Notary Public

This is ~~unimproved~~ improved ( ) property, known as 734 (House Number) Rowan Drive (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Jim Lewis and wife, Thelma J. Lewis, their

~~X~~, *heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* , except for current taxes and as noted above. It *further covenant and bind* itself, its successors ~~X~~ *and representatives, to warrant and forever defend the title to said real estate to said* Jim Lewis and wife, Thelma J. Lewis, their

~~X~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand* this 23rd *day of* February , 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, Sr., 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, Sr. *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* 23rd *day of* February *, 19* 68

Clyde P. Holland *Notary Public*

Commission expires 5-3-70

NOTARY PUBLIC DAVIDSON CO. TENN. MAY

07196

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

FEB 27 1 05 PM '68
NOTED BOOK 118 PAGE 329
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 39.52
PROBATE .50
TOTAL $ 40.02

FEB 27 1968

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

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC.

TO

JIM LEWIS
and wife,
THELMA J. LEWIS

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE