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

WARRANTY DEED

BOOK 4243 PAGE 435

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WALTER EDWARD TOWNSEND et ux	First & Mid-South Mtg. Co.	Map 59-10
(NAME)	(NAME)	
728 Rowan Drive	410 Union Street	Pac. 63
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- Dollars,

cash in hand paid by Walter Edward Townsend and wife, Mary F. Townsend, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

CUMBERLAND BUILDERS, INC., has

~~XHXX~~ this day bargained and sold, and do hereby transfer and convey unto the said Walter Edward Townsend and wife, Mary F. Townsend, their

~~XXXXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 307, Haynes Manor Subdivision, Section 2, as of record in Book 3700, page 88, Register's Office for said County.

SAID Lot No. 307 fronts 70 feet on the northerly margin of Rowan Drive and runs back 100 feet on the westerly line and 107.0 feet on the easterly line to a witness line, measuring 63.2 feet thereon and extends on back 30 feet on the westerly line and 29.7 feet on the easterly line to a line at the rear measuring 60.97 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 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 publi utility and drainage purposes along the rear line of said lot being 30 feet wide on the westerly line and 29.7 feet wide on the easterly line,and easement of record in Book 4124, page 337, Register's Office for Davidson Co., Tenn.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14750.00

Subscribed and sworn to before me, this the 12 day of June, 19 68

Affiant Walter Edward Townsend

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

Notary Public Clyde P Holland

This is { unimproved / improved } property, known as 728 Rowan Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Walter Edward Townsend and wife, Mary F. Townsend, their

~~XXXXXXXXX~~ 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 currect taxes and as noted above.

It further covenant and bind itself, its successors ~~XXX~~ and representatives, to warrant and forever defend the title to said real estate to said Walter Edward Townsend and wife, Mary F. Townsend, their

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

Witness my hand this 12th day of June, 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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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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* 12th *day of* June, *19* 68

Commission expires 5-3-70 .....*Notary Public*

WARRANTY DEED

FROM

CUMBERLAND BUILDERS, INC

TO

WALTER EDWARD TOWNSEND et ux

A 0 1 7 1 8

IDENTIF. REFERENCE

JUN 14 4 17 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 14 68 CONV 14,950.00
JUN 14 68 S TAX A* 38.74
JUN 14 68 PRFEE A* .50
JUN 14 68 MDEED A* 3.00 * 42.24

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Warfield, Entrekin & Jones
19th Floor - 3rd National Bank Bldg.
Nashville, Tennessee 37219